



Nailbridge

Drybrook, GL17 9JL

£245,000



Situated in Nailbridge, on the outskirts of the village of Drybrook, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property is designed to cater to the needs of contemporary living, with ample natural light flowing through its well-placed windows.

One of the standout features of this home is the parking space available for two vehicles, a rare find in many properties today. This added convenience allows for easy access and peace of mind, especially for families with multiple cars.

Situated close to local amenities and offers a sense of community that is often sought after. Whether you are looking to enjoy village life or seeking a home that is well-connected to nearby towns, this house in Nailbridge is an excellent choice.

In summary, this end-terrace house presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Do not miss the chance to make this lovely property your new home.



Entrance Hallway :

8'6" x 3'1" (2.61 x 0.94)

Radiator, Hive heating control, composite wood flooring, stairs to first floor.

Cloakroom :

4'3" x 3'6" (1.31 x 1.07)

Low level WC, vanity wash hand basin, extractor fan, composite wood flooring, radiator.

Lounge :

10'6" x 15'9" (3.22 x 4.82)

Wood burning stove, two radiators, composite wood flooring, double glazed window and French doors with integral blinds to the rear aspect.

Kitchen :

8'7" x 7'11" (2.63 x 2.42)

Matching wall and base cabinets, sink unit, gas hob, electric oven, extractor hood, plumbing for washing machine, space for fridge / freezer, breakfast bar, under cabinet task lighting, down lights to ceiling, composite wood flooring, double glazed window to front aspect.

First Floor Landing :

12'0" x 6'0" (3.68 x 1.83)

Built in cupboard housing Ideal gas boiler, stairs to second floor, double glazed window to front aspect.

Bathroom :

5'7" x 5'11" (1.71 x 1.82)

White suite comprising of 'P' shaped bath with shower over and shower screen, low level WC, wash hand basin, composite wood flooring, radiator, water proof wall paneling, double glazed window to rear aspect.

Bedroom 1 :

10'6" x 9'7" (3.21 x 2.94)

Radiator, double glazed window to rear aspect.

Bedroom 2 :

8'11" x 5'5" (2.72 x 2.89)

Currently used as a dressing room, radiator, double glazed window to front aspect.

Bedroom 3 :

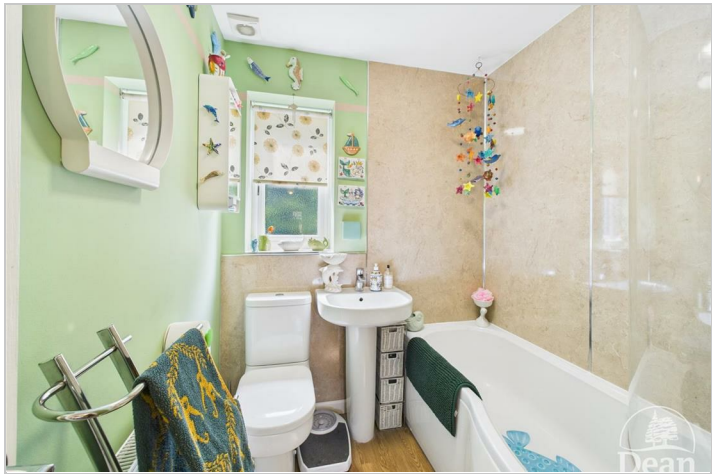
11'9" x 12'7" (3.59 x 3.86)

Situated on the second floor, storage cupboard, radiator, Velux roof light.

Outside :

Side - Gated access, gravel area with stepping stones, two wood stores, garden shed.

Rear - Patio adjacent to property, raised flower beds, gated access to rear with access to two parking spaces.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



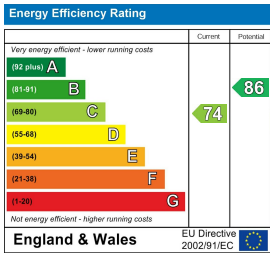
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

