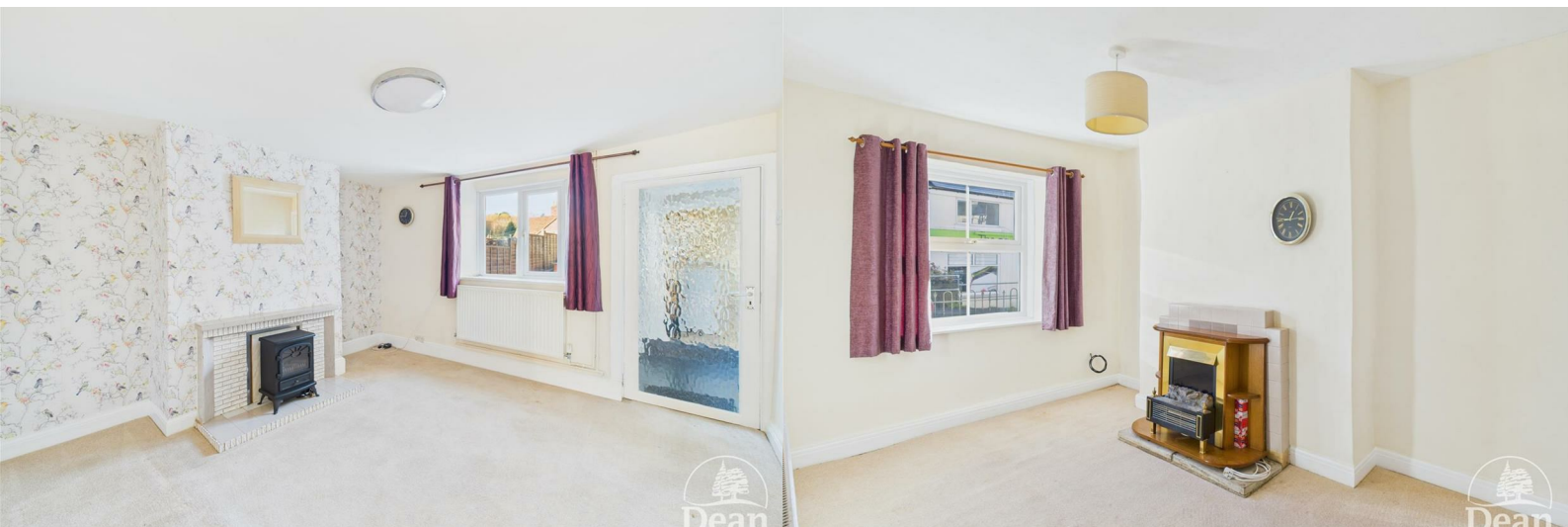




## High Street

Drybrook, GL17 9EA

£215,000



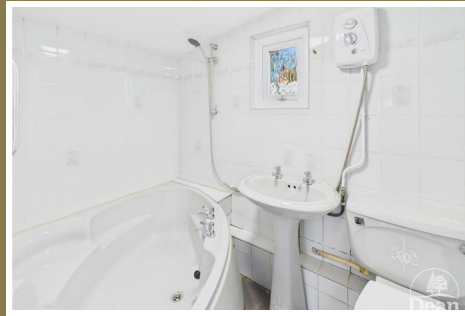
Situated in the heart of Drybrook village, this charming terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. With no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to your needs, whether you envision a cosy lounge, a formal dining area, or a bright study.

The house features two well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a vibrant community, this property offers the perfect blend of convenience and comfort, with local amenities just a stone's throw away.

This terraced house is a fantastic opportunity to create a home that reflects your personal style. With its prime location and charming features, it is sure to attract interest. Do not miss your chance to view this delightful property in Drybrook.



#### Entrance Hallway :

15'2" x 3'1" (4.63 x 0.96)

Entered via UPVC door, radiator, consumer unit, stairs to first floor.

#### Sitting Room :

11'8" x 8'8" (3.56 x 2.66)

Ceramic tiled fireplace, radiator, double glazed window to front aspect.

#### Living Room :

12'1" x 11'0" (3.70 x 3.36)

Built in under stairs storage cupboard, ceramic tiled fireplace, double glazed window to rear aspect, radiator.

#### Inner Lobby :

4'0" x 3'10" (1.24 x 1.19)

UPVC double glazed doors to front and rear aspects.

#### Kitchen :

12'3" x 7'7" (3.75 x 2.32)

Base storage cabinets, gas cooker, washing machine, dishwasher, fridge, freezer and microwave, tiled walls, tiled floor, wall mounted

gas combination boiler, vertical radiator, Velux roof light, double glazed window to rear aspect.

#### Bathroom :

4'4" x 7'4" (1.34 x 2.24)

Grey suite comprising of corner bath with shower over, low level WC, wash hand basin, tiled walls, tiled floor, radiator.

#### First Floor :

##### Bedroom 1 :

11'10" x 12'0" (3.63 x 3.68)

Access to loft space, radiator, double glazed window to front aspect.

##### Bedroom 2 :

12'3" x 11'11" (3.75 x 3.64)

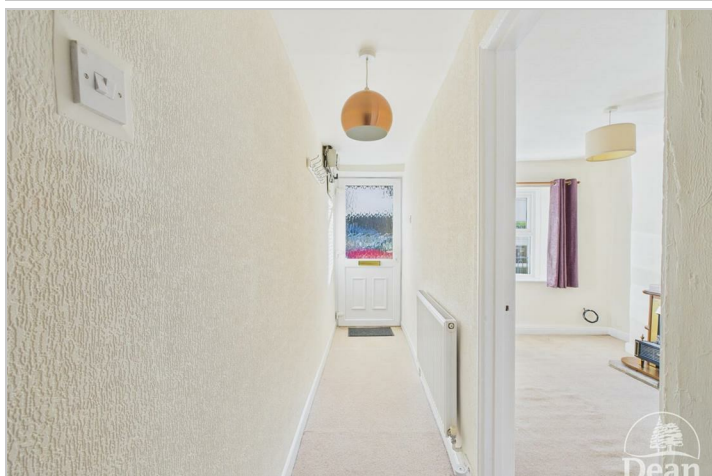
Radiator, double glazed windows to side and rear aspects.

#### Outside :

Front : Enclosed by wrought iron railings and gate.

Rear : Enclosed with fenced boundaries, small lawn area, patio, storage shed, and hard standing.





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



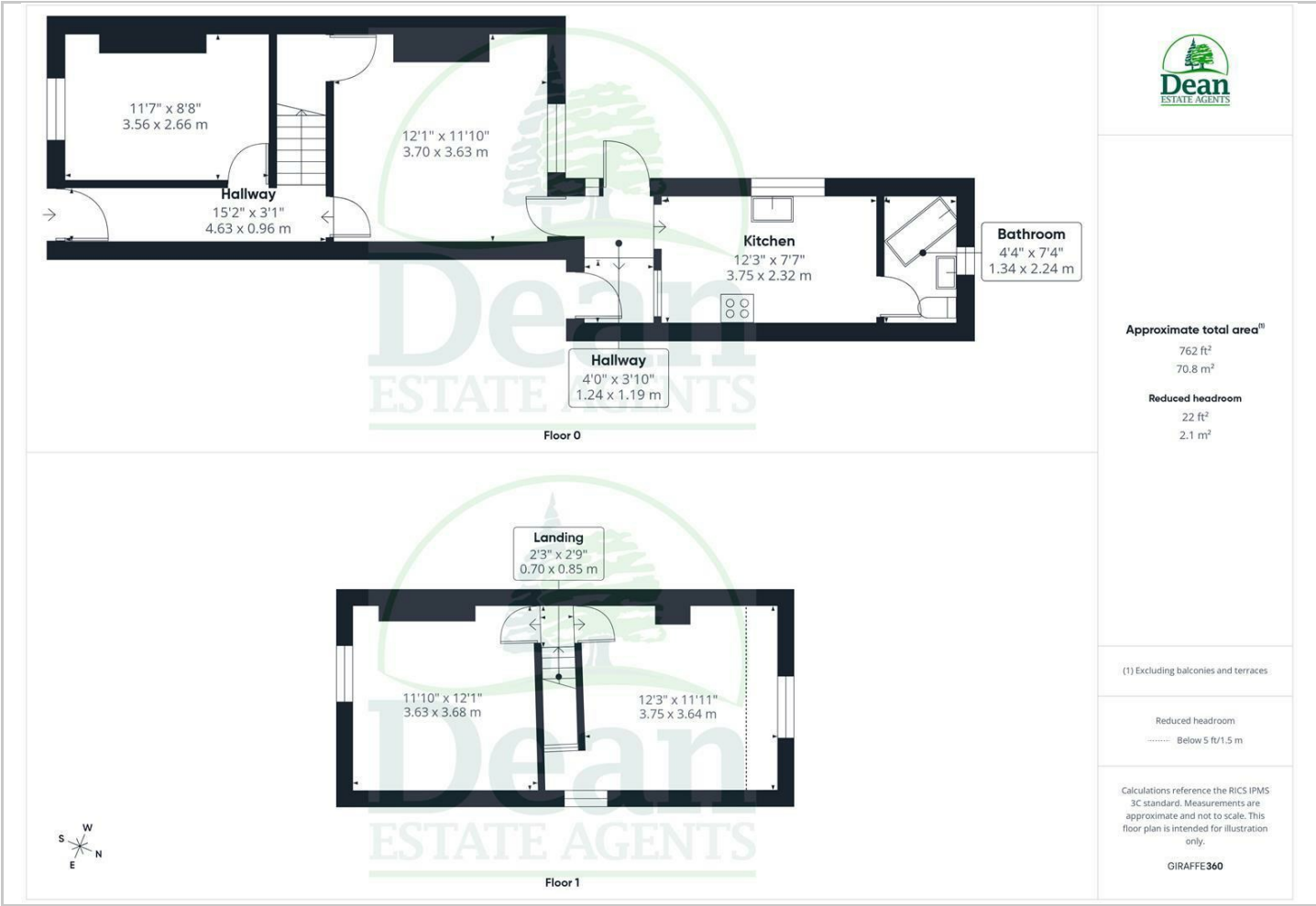
Hybrid Map



Terrain Map



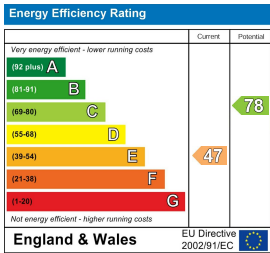
Floor Plan



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.

