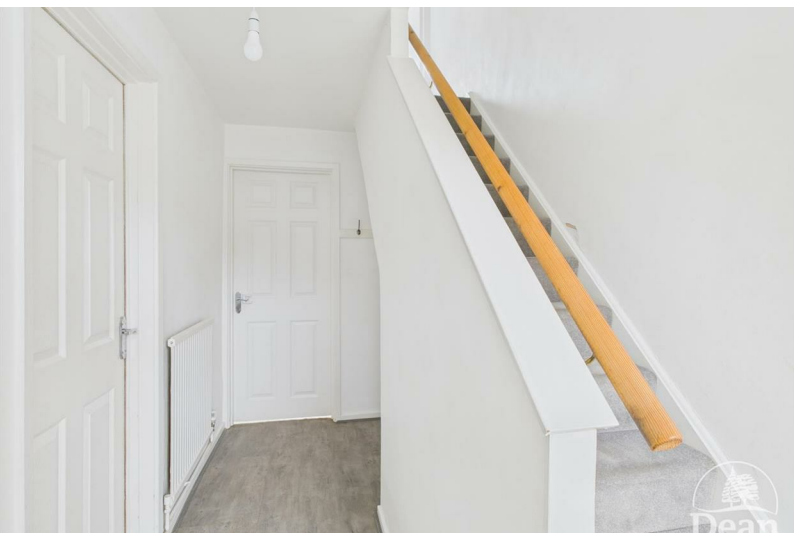




## West Avenue

Drybrook, GL17 9HX

£214,995





Situated in the village of Drybrook is this semi-detached house. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the absence of onward chain, allowing for a smooth and straightforward purchasing process. The village location provides a sense of community and charm, while still being conveniently close to local amenities, ensuring that you have everything you need within easy reach.

For those who enjoy the great outdoors, this property is ideally situated within easy reach of beautiful woodland walks, perfect for leisurely strolls or invigorating hikes. The surrounding area offers a blend of natural beauty and village life, making it a wonderful place to call home.

In summary, this semi-detached house in Drybrook is a fantastic opportunity for anyone looking to settle in a comfortable home in a village setting. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



#### Entrance Hall :

Entered via UPVC double glazed door, with double glazed windows to the side, radiator, room thermostat, laminate flooring, understairs storage area, consumer unit, stairs to first floor.

#### Lounge :

Wood effect laminate flooring, coved ceiling, radiator, double glazed window to front aspect.

#### Kitchen/Dining Room :

Wall and base cabinets, sink unit, electric over, hob and extractor hood, space for washing machine, space for fridge/freezer, pantry, fitted storage cupboard, space for table and chairs, tiled floor, oil boiler, double glazed window and door to rear aspect.

#### First Floor Landing :

Access to loft space, door to airing cupboard.

#### Bedroom One :

Over stairs fitted wardrobe, radiator, double glazed window to front aspect.

#### Bedroom Two :

Radiator, double glazed window to rear aspect.

#### Bathroom :

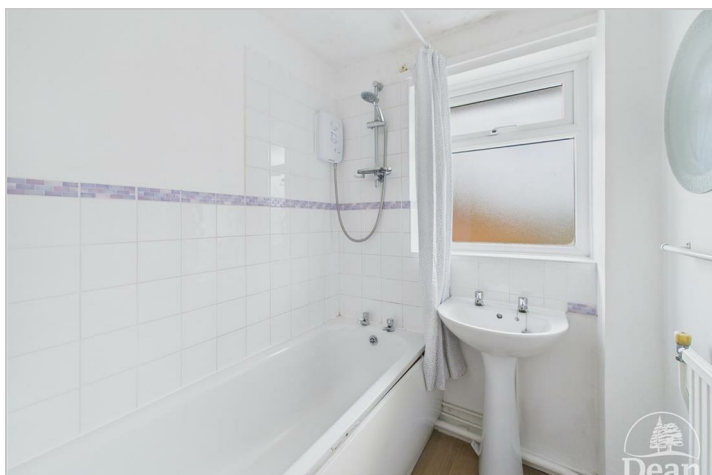
Bath with shower over, pedestal wash hand basin, radiator, tiled walls, laminate flooring, UPVC double glazed window to rear aspect.

#### WC :

Low level WC, radiator, UPVC double glazed window to rear aspect.

#### Outside :

Front - Accessed via a pedestrian gate, enclosed by hedging and wood paneling, path to front door, lawn, side path to rear garden.  
Back - Brick built shed, patio, lawn, pebble area, oil tank, outside tap, enclosed by wood panel fencing.



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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

Floor 0

Floor 1

Approximate total area<sup>m</sup>

719 ft<sup>2</sup>  
66.8 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

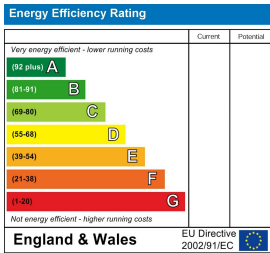
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



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