



## 5 Nelson Court Morse Road

Drybrook, GL17 9DR

£288,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present 5 Nelson Court, Drybrook - A charming rural setting perfect for those seeking a peaceful retreat. This well-presented 3-bedroom detached house is a gem waiting to be discovered.

As you step inside, you'll be greeted by a modern interior that is sure to impress. The property boasts one reception room, ideal for entertaining guests or simply relaxing with your loved ones, a modern kitchen and a downstairs cloakroom. Upstairs you are met with three bedrooms and a bathroom.

Situated close to amenities such as shops, free houses, a garage, hairdressers and much more. Convenience is at your doorstep while still enjoying the tranquility of the countryside. Whether you're looking to enjoy a quiet evening in or explore the nearby surroundings, this property offers the best of both worlds.

Don't miss out on the opportunity to make this delightful detached house your own. Embrace the rural charm, modern comforts, and peaceful surroundings that 5 Nelson Court has to offer.



### Entrance Hallway:

Doors to the cloakroom, kitchen and dining/living room, stairs to the first floor, under stairs storage, a radiator, power and lighting.

### Kitchen:

A range of eye level and base units, a gas hob with a gas fan oven, one and a half stainless steel sink with integrated drainer unit, UPVC double glazed window to rear aspect, a modern vertical radiator, space for two stools acting as a breakfast bar, a washing machine, power and lighting.

### Living/Dining Room:

Two double glazed UPVC windows, one frosted UPVC window, power and lighting, TV point, half laminate wooden flooring, two double panelled radiators, cupboard under the stairs, BT point.

### Cloakroom:

A W.C, Upvc double glazed frosted window, a double panelled radiator, hand wash basin, an extractor fan.

### First Floor Landing:

UPVC double glazed window, loft hatch, doors to the bedrooms and bathroom, cupboard with shelving.

### Bedroom Three:

Double glazed UPVC window to front aspect, a double panelled radiator, TV point, power and lighting.

### Bedroom Two:

Double glazed UPVC window to rear aspect, power and lighting, integrated wardrobes, TV point, power and lighting.

### Bedroom One:

Double glazed UPVC window to front aspect, power and lighting, TV point, a double panelled radiator.

### Bathroom:

A heated towel rail, a shower over the bath with a rainfall shower head, a W.C, double glazed UPVC frosted window, an extractor fan. a wash hand basin with wall mounted mirror above.

## Garden:

As you enter the garden you are met with a pathway with outside power leading to the stairs which take you to the top of the garden. The garden is laid-to-lawn with mature shrubs and fencing surrounding the garden for an enclosed feel. Here you will find a flat area suitable for a garden shed. Through the side gate you are met with a pathway which leads you to a balcony which stunning views over Drybrook. This area is

perfect for outside furniture as you get the sun all day.

## To the Front:

Car port for two cars. Mature shrubs and steps leading to the front door.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



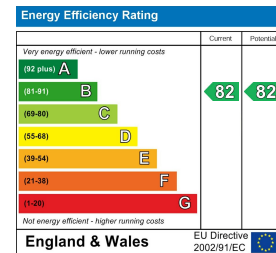
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.