



DRYBROOK

Guide price **£280,000**



HATHERLEIGH

Nailbridge, Drybrook, Gloucestershire GL17 9JL



End of terraced home with three good size bedrooms
Immaculately presented throughout
Positioned within walking distance of local primary

Situated in the beautiful Forest of Dean in the village of Drybrook is Hatherleigh. A modern yet charming, end of terraced home located in the desired village of Drybrook.

Drybrook is a village with a primary school, shops and local amenities whilst being close to Cinderford, Gloucester and Ross-on-Wye providing easy access to The A40 and M50.

The property has beautiful walks into the Forest of Dean on the doorstep. This is the perfect place to enjoy the country lifestyle whilst having the convenience of local towns and cities close by.

This contemporary property built in 2014, is a stone-fronted and boasting modern aesthetics and has been kept in immaculate condition throughout. Spread across three floors, it offers a generous living space and would make the perfect home for a family or first-time buyer.



Guide price
£280,000



KEY FEATURES

- Modern three-bedroom, end of terraced home
- Immaculately presented throughout
- Private rear garden with gated side and rear access
- Living space divided over three floors
- Two parking spaces to the rear
- Within a short distance of local primary school



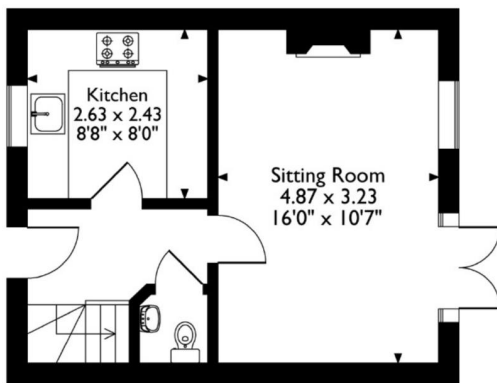
STEP INSIDE



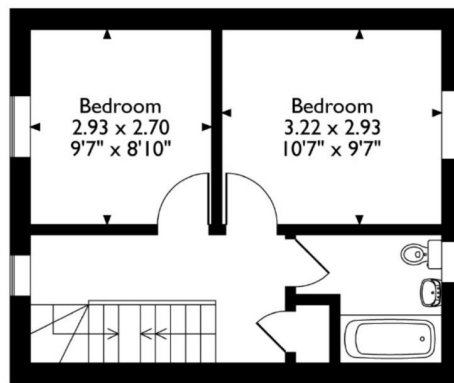
The ground floor welcomes you with an inviting entrance hall leading to a tastefully designed lounge/diner with log burner and doors leading out to the garden, a well-appointed kitchen with NEFF integrated appliances and ample storage space with wall and base units.

The ground floor also benefits from having a convenient WC.

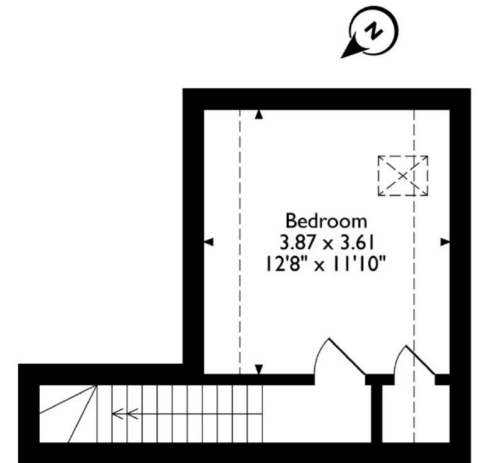
Approximate Gross Internal Area 73 Sq M / 785 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascend to the first floor you will find two double bedrooms and a stylish bathroom with a three-piece suite with overhead shower. One of the bedrooms is currently being used as a dressing room.

Leading up to the second floor, revealing a delightful third double bedroom, offering privacy and versatility with Velux window overlooking the rear.

STEP OUTSIDE



The low-maintenance enclosed garden, nestled against a picturesque woodland backdrop, provides a perfect space for sitting out and enjoying time with friends and family.

The garden has gated rear access which leads out to the two parking spaces which belong to the property.

INFORMATION

Postcode: GL17 9JL
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Drybrook centre head towards Cinderford down Drybrook Road when you get to the end of the road turn left and the property will shortly be on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		86
B	(81-91)		
C	(69-80)	74	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.