



FREEHOLD

**Offers in the Region Of
£250,000**



**KATES COTTAGE , BRIERLEY , DRYBROOK, GLOUCESTERSHIRE,
GL17 9DJ**

- **THREE BEDROOMS**
- **GARDENS**
- **RIPE FOR DEVELOPMENT**
- **TWO RECEPTION ROOMS**
- **GARAG & OFF ROAD PARKING**
- **SOUGHT AFTER LOCATION**

www.kjtresidential.co.uk

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A RARELY AVAILABLE FOREST OF DEAN COTTAGE IN A QUIET LOCATION, REQUIRING UPDATING AND SOME MODERNISATION, WITH OPEN WOODLAND ADJACENT.

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Porch: 14' 0" x 6' 5" (4.26m x 1.95m), Three quarter glazed construction, windows to front and side, door to -

Kitchen: 11' 9" x 11' 4" (3.58m x 3.45m), Base units, oil boiler for central heating and domestic hot water.

Bathroom: Bath, sink unit, window, separate W.C. with W.C.



Dining Room: 11' 5" x 11' 4" (3.48m x 3.45m), Fireplace, radiator, window and door to porch.

Lounge: 12' 11" x 5' 0" (3.96m x 1.52m), Stone fireplace, window to front, radiator.

First floor stairs to -

Landing:



Dressing Room/Bedroom Four: 8' 4" x 7' 9"
(2.54m x 2.36m), Windows, leads to -

Bedroom One: 11' 7" x 11' 3" (3.53m x 3.43m),
Windows to front and side, radiator.

Bedroom Two: 11' 9" x 11' 3" (3.58m x 3.43m),
Window to front, radiator.

Bedroom Three: 11' 5" x 8' 5" (3.48m x 2.56m),
Window to front, radiator.

Outside: The gardens are mainly to the front and are south facing. There are grassed areas and herbaceous borders with path leading to detached garage (15' 6" x 11' 0" (4.72m x 3.35m) with outhouse and former pig cot. To the side, a path leads to the rear of the property and there is a block built log store.

Services: Mains water and electricity are connected to the property and there is private drainage. The heating system and services where applicable have not been tested.

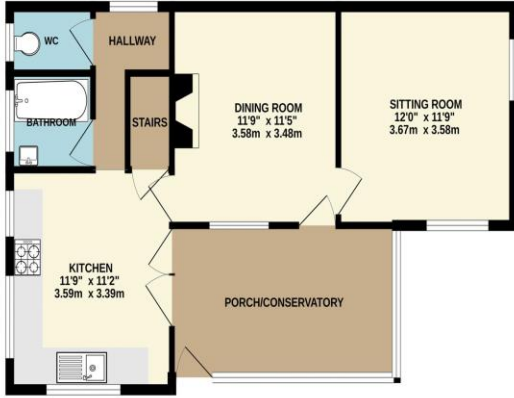
What 3 Words: cherish.political.spurring



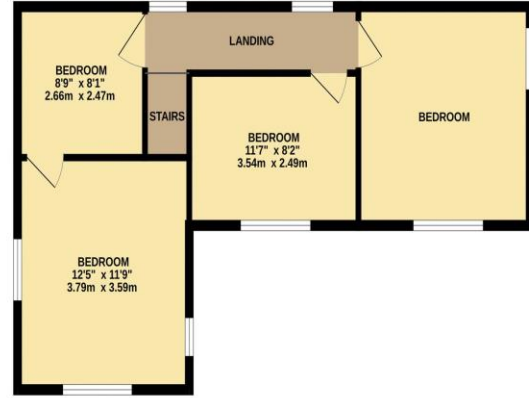
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



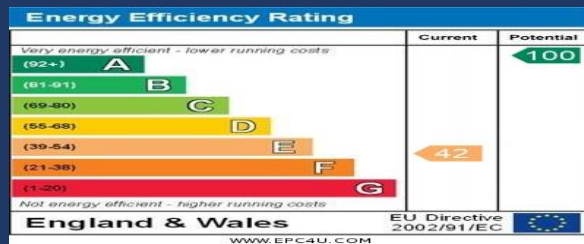
1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PASSIONATE
ABOUT
Property
SINCE 1982