



FREEHOLD

£275,000



2 BYRON HOUSE, HAWTHORNS ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9BX

- TWO BEDROOMS
- KITCHEN
- LARGE REAR GARDEN (POTENTIAL FOR BUILDING PLOT SUBJECT TO PLANNING CONSENT)
- OFF ROAD PARKING FOR TWO VEHICLES
- NEW GAS CENTRAL HEATING SYSTEM
- LOUNGE
- BATHROOM
- LANDSCAPED REAR YARD WITH DECKING
- REFURBISHMENT JUST COMPLETED
- FULLY DOUBLE GLAZED

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KJT ARE DELIGHTED TO OFFER FOR SALE A FULLY RENOVATED VICTORIAN BAY FRONTED SEMI-DETACHED PROPERTY SITUATED IN SOUGHT AFTER VILLAGE LOCATION. LARGE REAR GARDEN (WITH POTENTIAL FOR BUILDING PLOT SUBJECT TO THE NECESSARY CONSENTS), LANDSCAPED REAR YARD WITH DECKING AND OFF ROAD PARKING

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 -

Kitchen: 13' 6" x 10' 6" (4.11m x 3.20m), Fitted at wall and base level providing worktop and storage space, sink unit, oven, hob and hood, gas boiler for central heating and domestic hot water, radiator.

Lounge: 13' 6" x 10' 6" (4.11m x 3.20m), Bay window to front, Victorian style fireplace, radiator.

First Floor Landing: Off which is -

Bedroom 1: 10' 7" x 10' 7" (3.22m x 3.22m), Window to front, Victorian style fireplace, radiator.



Bedroom 2: 10' 7" x 6' 9" (3.22m x 2.06m), Window to rear.

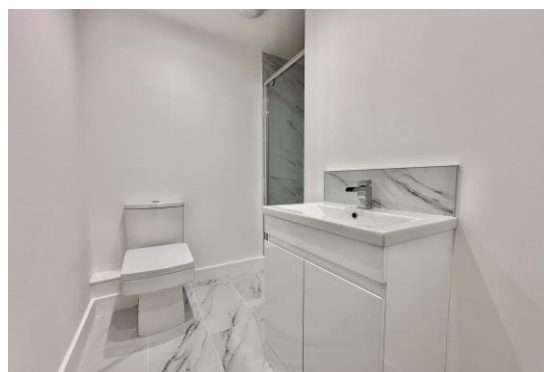
Bathroom: Window to rear, towel rail, w.c., vanity wash hand basin, shower cubicle.

Outside: Large rear garden (with potential for building plot subject to planning consent, landscaped rear yard with decking, off road parking for two vehicles.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



Outgoings: Council Tax Band C.



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.

01594 823033



PASSIONATE
ABOUT
Property
SINCE 1982

