



**FREEHOLD**

**£189,900**



**5 SUNNYMEADE CLOSE, DRYBROOK, GLOUCESTERSHIRE, GL17  
9HB**

- SEMI-DETACHED
- POPULAR VILLAGE LOCATION
- DINING ROOM
- LPG HEATING
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- GOOD SIZED GARDEN

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## 5 SUNNYMEADE CLOSE, DRYBROOK, GLOUCESTERSHIRE, GL17 9HB

**KJT RESIDENTIAL ARE PLEASED TO OFFER THIS THREE BEDROOM SEMI-DETACHED PROPERTY IN A CUL-DE-SAC LOCATION WITHIN THE VILLAGE OF DRYBROOK. THE PROPERTY IS IN NEED OF SOME WORK BUT WOULD MAKE A GREAT FAMILY HOME WITH ITS GOOD SIZED GARDEN.**

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.

Glazed door to -

**Hall:** Radiator, power point.

**Living Room:** 14' 5" x 11' 2" (4.4m x 3.4m), Double glazed picture window to front letting the sun flood in, radiator, T.V. point, door to -

**Dining Room:** 9' 2" x 8' 6" (2.8m x 2.6m), Window to rear, radiator, store cupboard.



Also off the hall -

**Kitchen:** 11' 6" x 10' 2" (3.5m x 3.1m), (Also accessed from Dining Room) range of wall and base units providing worktop and storage space, sink unit, plumbing for automatic washing machine, wall mounted gas boiler (provided by LPG) for central heating and domestic hot water, pantry, window to rear, radiator. Agent's note: There is mains gas running into the cul-de-sac.

From Hall, stairs to -

**Landing:** Window with pleasant view, access to loft.



**Bedroom One: 12' 2" x 9' 10" (3.7m x 3m),**  
Window to rear overlooking the garden, fitted double wardrobes.

**Bedroom Two: 11' 2" x 11' 2" (3.4m x 3.4m),**  
Window to front, radiator.

**Bedroom Three: 9' 10" x 7' 10" (3m x 2.4m),**  
Window to front, radiator.

**Shower Room:** Suite comprising, shower cubicle, low level W.C., wash basin, radiator, window.

**Outside:** A well stocked flower bed to the front, to the side of the property is a brick shed for storage, it has a W.C. to the rear. The gardens to the rear are of generous size, there are shrubs and seasonal planting and a greenhouse. The garden has hedge boundaries.

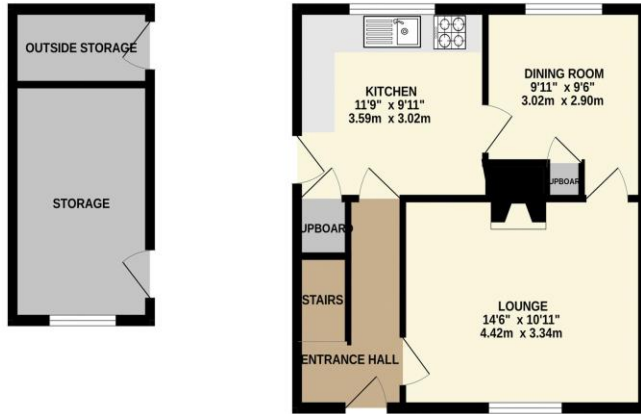
**Services:** Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



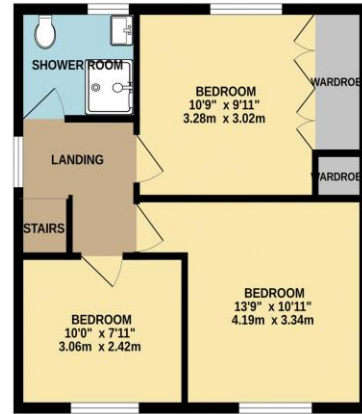
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.

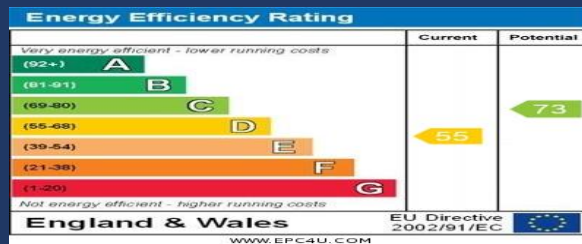


1ST FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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*  
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