



FREEHOLD

£210,000



**25 MANNINGS ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17
9HS**

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- REAR GARDENS WITH VIEWS
- DOUBLE GLAZED THROUGHOUT
- LOUNGE WITH WOOD BURNER
- SHOWER ROOM
- OFF ROAD PARKING

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25 MANNINGS ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9HS

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS THREE BEDROOM PROPERTY SITUATED ON THE EDGE OF THE VILLAGE OF DRYBROOK. THE PROPERTY BENEFITS FROM OFF ROAD, PARKING AND LOVELY VIEWS TOWARDS RUARDEAN HILL TO THE REAR.

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.

UPVC door to -

Front Porch: Half glazed, power point.

Door to -

Hallway: Electric heater and under-store space for storage etc.



Kitchen: 14' 4" x 8' 2" (4.36m x 2.49m), Double glazed window to front, oak fronted base units, one and a half bowl sink unit, plumbing for automatic washing machine, cooker point with extractor over, full length store cupboard, modern tiled effect flooring.

Off hall, door to -

Lounge: 14' 11" x 11' 5" (4.55m x 3.49m), Newly fitted patio doors to outside with glass side panels letting light in. The current owners have installed a wood burner which is a charming focal point to the room, T.V. point.

From the hall, stairs to -



First Floor Landing: Access to insulated loft, great sized laundry cupboard.

Bedroom One: 12' 11" x 8' 10" (3.94m x 2.69m),
Double glazed window to front, electric heater.

Bedroom Two: 10' 8" x 8' 1" (3.24m x 2.46m),
Double glazed window to rear with lovely views over the rooftops towards Ruardean Hill and surrounds.

Bedroom Three: 7' 0" x 6' 6" (2.13m x 1.98m),
Double glazed window to rear.

Shower Room: Suite in white comprising low level W.C., pedestal wash hand basin, shower cubicle, tiled walls, window and extractor.

Outside: The current owners have made off road parking to the front of the property. The rear gardens have a patio area where there is a log store and brick built store shed this has a picket fence and gate. An attractive pergola opens up into the rest of the garden, a pea gravel path with stepping stones leads you along where there are shrub borders and a raised vegetable garden. There is another shed/workshop and greenhouse. A gate give access to the lane at the rear.

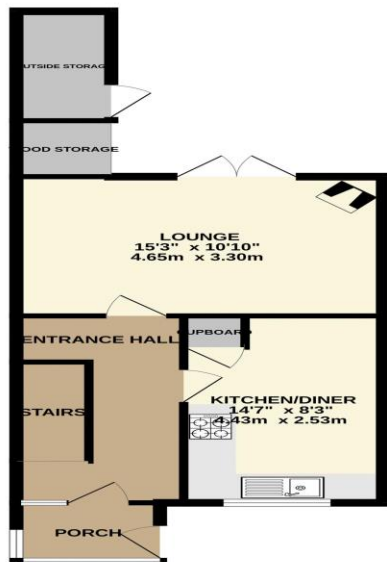
Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.



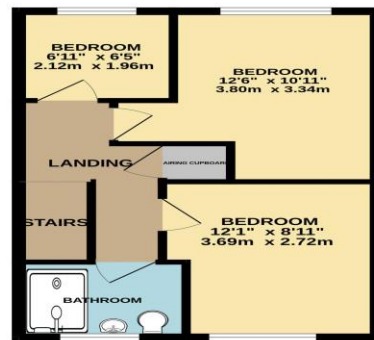
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



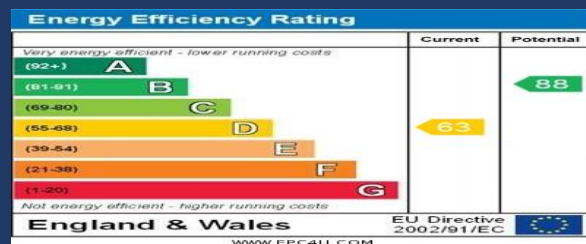
1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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