



FREEHOLD

£190,000



6 HILLSIDE ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9HL

- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING
- VILLAGE LOCATION
- GARDEN & GARAGE

- LOUNGE/DINER
- BATHROOM
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

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SITUATED IN A SOUGHT-AFTER VILLAGE LOCATION, THIS TWO-BEDROOM END-TERRACE HOUSE OFFERS COMFORTABLE LIVING WITH THE BENEFIT OF NO ONWARD CHAIN. EXTERNALLY, THE HOME ENJOYS THE CONVENIENCE OF OFF-ROAD PARKING AND A SINGLE GARAGE. INSIDE, THE ACCOMMODATION IS WELL-PROPORTIONED, OFFERING A BRIGHT LOUNGE, KITCHEN, AND TWO BEDROOMS, MAKING IT AN IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY. SET WITHIN A DESIRABLE VILLAGE SETTING, THE PROPERTY COMBINES MODERN COMFORTS WITH A PEACEFUL ENVIRONMENT, WHILE STILL BEING WITHIN EASY REACH OF LOCAL AMENITIES.

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 glazed entrance door to -

Loung/Diner: 13' 11" x 11' 11" (4.24m x 3.63m), Stairs off, radiator, under-stairs storage area, window to front.

Kitchen/Breakfast Room: 11' 11" x 8' 5" (3.63m x 2.56m), Fitted with a range of wall and base units incorporating a sink unit, with tiled surrounds and splash-backs. There is space and plumbing for appliances including a fridge and washing machine, along with the benefit of an understairs storage cupboard. window to rear, opening leads through to the rear porch, enjoying pleasant views over the garden.

Landing: Access to loft.



Bedroom One: 12' 0" x 10' 10" (3.65m x 3.30m), Radiator, window to front, over-stairs storage cupboard.

Bedroom Two: 11' 7" x 5' 10" (3.53m x 1.78m), Radiator, window to rear with views.

Bathroom: Comprising three piece suite in white with W.C., wash hand basin, panelled bath with shower over and shower screen, radiator, window to rear.

Rear Porch: 9' 11" x 3' 4" (3.02m x 1.02m), Of brick construction, two windows to rear, door to side leading to garden.



Outside: To the front, the garden is attractively arranged with established shrubs, bushes, and flower borders, enclosed by walling and fencing to create a private and welcoming approach. A pathway leads to the rear, where there is a block-paved seating area and a feature pond. Gates and steps provide access to the parking area and single garage, offering both convenience and practicality

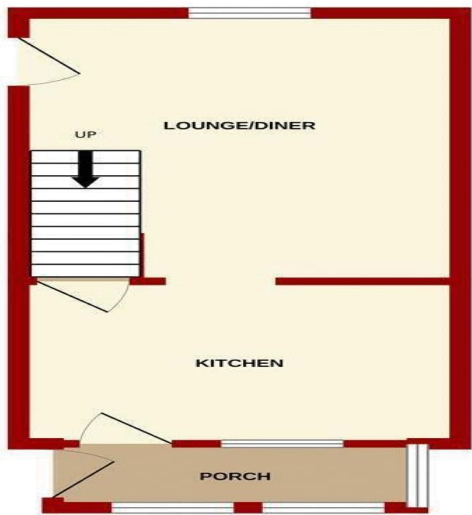
Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



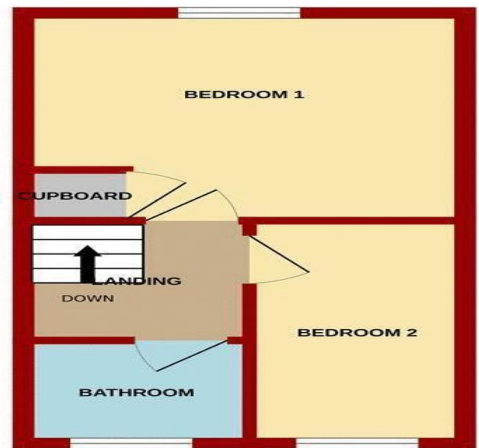
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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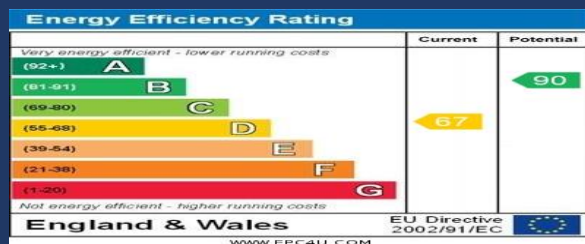
GROUND FLOOR



1ST FLOOR



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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ABOUT
Property
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