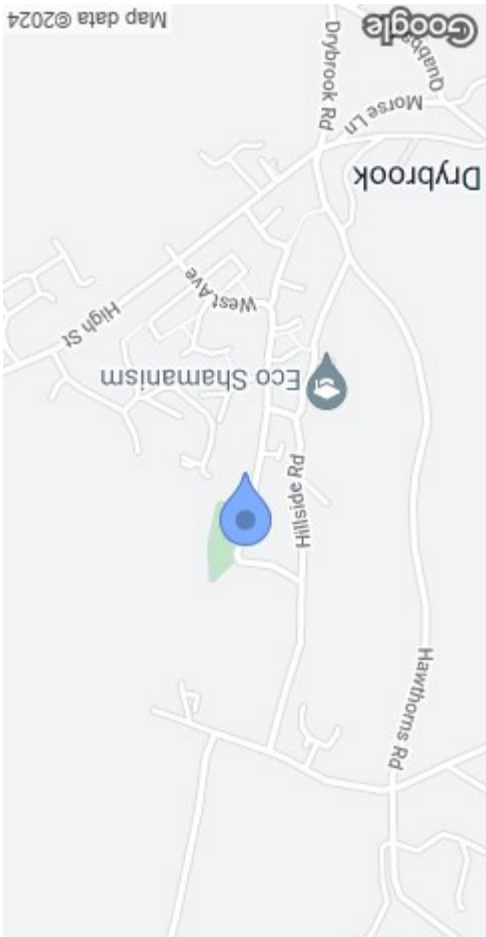




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The floor plan is provided for general information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 kWh/m ² (low energy) B: 81-92 C: 69-80 D: 55-68 E: 41-54 F: 27-40 G: 1-26 (high energy)	 A: 10-35 g/kWh B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



GROUND FLOOR



14 Bracken Road
 Drybrook GL17 9YD

£239,950

Steve Gooch Estate Agents are delighted to offer for sale this immaculately presented TWO BEDROOM DETACHED BUNGALOW with LANDSCAPED GARDENS, OFF ROAD PARKING and GARAGE situated along a quiet road enjoying COUNTRYSIDE VIEWS.

The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas.

Further benefits include GAS FIRED CENTRAL HEATING, DOUBLE GLAZING and EASY ACCESS TO LOCAL AMENITIES.

The property accommodation comprises ENTRANCE HALL, LIVING ROOM, KITCHEN, SUN ROOM/DINING ROOM, TWO BEDROOMS AND SHOWER ROOM.



Composite door into;

ENTRANCE HALL

Radiator, power point, loft hatch to loft space, oak doors into Lounge, Kitchen, Two Bedrooms and Bathroom.

LOUNGE

15'07 x 9'09 (4.75m x 2.97m)

Power points, tv point, phone point, radiator, fireplace with inset log burner and slate hearth, wall lights, wood flooring, double glazed window to side aspect, double glazed sliding patio doors into;

SUN ROOM/DINING ROOM

10'11 x 8'08 (3.33m x 2.64m)

Power points, radiator, wood flooring, wall lights, double glazed windows to rear and side aspects overlooking the garden and pleasant woodland views. Double glazed upvc door to side aspect giving access to the garden.

KITCHEN

9'02 x 8'02 (2.79m x 2.49m)

A modern fully fitted kitchen with rolled edge worktops, Cookmaster range cooker with splashback and cooker hood over, inset stainless steel sink and drainer with mixer tap over, plumbing for washing machine and dishwasher, space for under counter fridge, wall mounted gas fired combi boiler, tiled upstands, power points, radiator, double glazed window to rear aspect with outlook over the garden and woodland views.

BEDROOM ONE

12'07 x 9'05 (3.84m x 2.87m)

Power points, radiator, wood flooring, double glazed window to front aspect.

BEDROOM TWO

9'04 x 8'01 (2.84m x 2.46m)

Power points, radiator, wood flooring, double glazed window to front aspect.

SHOWER ROOM

5'10 x 5'01 (1.78m x 1.55m)

Corner shower cubicle, low level w.c, pedestal hand basin, heated towel rail, tiled walls, shaver point, double glazed window to side aspect.

OUTSIDE

There is a driveway and gravelled parking area to the front of the property. From here a wooden five bar gate and brick wall leads to further driveway parking and front garden laid to slate. This in turns leads to the detached garage accessed via an up and over door with power and lighting. The garage has been divided to create a separate store room to the rear with power and lighting accessed via a double glazed upvc door.

The well maintained rear garden comprises a patio seating area with outside tap where you can enjoy the woodland views, steps down to a lawn with flower and bush borders and a path down to a gravelled area with feature pond and greenhouse. The garden is made private and enclosed by fencing and hedging surround.

SERVICES

Mains water, mains drainage, mains electricity and gas.

WATER RATES

Severn Trent- to be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

DIRECTIONS

From the Mitcheldean office, follow The Stenders road up the hill out of the village in the direction of Drybrook. Upon entering the High Street, take the second right turn in to West Avenue continuing along the road until it becomes Bracken Road. The property can be found towards the end of Bracken Road on the right hand side just before the park.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

