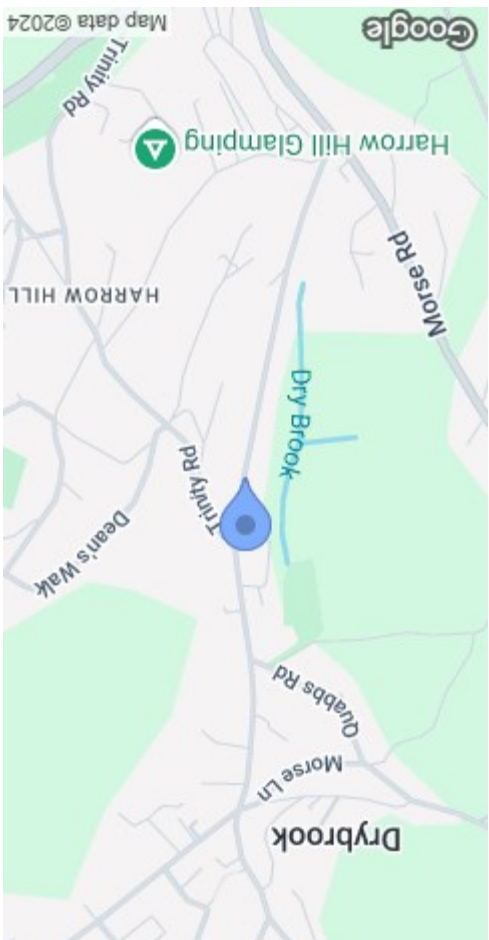


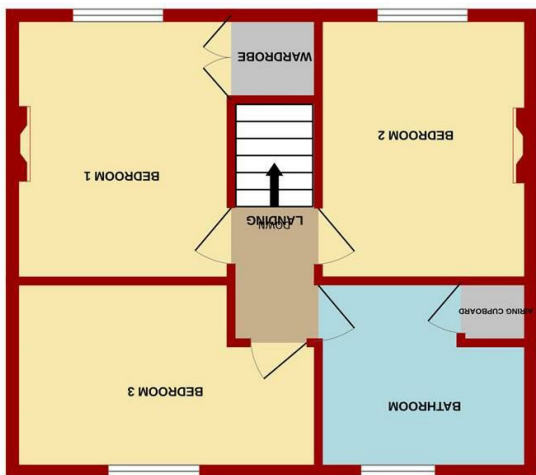


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 kWh/m ² (low energy) B: 81-91 C: 69-80 D: 55-68 E: 41-54 F: 21-40 G: 1-20 (high energy)	 A: 100 g/kWh (low) B: 110-120 C: 130-140 D: 150-160 E: 170-180 F: 190-200 G: 210-220 (high)



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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1ST FLOOR



GROUND FLOOR



Langley House Drybrook Road
 Drybrook GL17 9JJ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Open To Offers £250,000

CALLING ALL CASH BUYER INVESTORS We are delighted to offer for sale this 19TH CENTURY THREE DOUBLE BEDROOM, THREE RECEPTION ROOM DETACHED HOUSE in need of complete renovation SAT IN GROUNDS approaching A QUARTER OF AN ACRE that offer fantastic potential for further development. The property benefits from a CELLAR and OFF-ROAD PARKING as well as having recently had a new gas boiler and electrical re-wire.

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.



Part glazed upvc door leads into;

ENTRANCE HALL

Stairs to first floor landing, doors to Lounge and Sitting Room.

LOUNGE

11'10 x 9'09 (3.61m x 2.97m)

Feature original Victorian fireplace with tiled hearth, built in cupboards in alcoves, under stairs storage cupboard, window to front aspect, door to dining room.

SITTING ROOM

11'09 x 9'06 (3.58m x 2.90m)

Feature open fireplace with tiled hearth and surround, window to front aspect.

DINING ROOM

13'11 x 8'06 (4.24m x 2.59m)

Feature fireplace with brick surround, stone hearth. Floor hatch leads down to the cellar. Window to rear aspect, door to;

KITCHEN

9'07 x 8'08 (2.92m x 2.64m)

Wall and base mounted units, sink unit, plumbing for washing machine, pantry cupboard, window to rear aspect, door to;

SIDE PORCH

Power and lighting, window to side aspect and part glazed upvc door to front aspect. Door into;

W.C

With a low level w.c, radiator.

LANDING

Doors to Bedrooms 1,2,3 and bathroom.

BEDROOM ONE

11'11 x 10'06 (3.63m x 3.20m)

Feature inglenook fireplace, over stairs storage cupboard, wooden floorboards, window to front aspect.

BEDROOM TWO

11'09 x 9'09 (3.58m x 2.97m)

Feature inglenook fireplace, window to front aspect.

BEDROOM THREE

13'07 x 8'10 (4.14m x 2.69m)

Wooden floorboards, window to rear aspect.

BATHROOM

9'10 x 9'00 (3.00m x 2.74m)

Wooden panel bath with electric shower over and tiled splashbacks, vanity sink unit with tiled splashbacks, low level wc, airing cupboard housing the recently fitted gas fired combi boiler, loft hatch to loft space, window to rear aspect.

OUTSIDE

Two separate gated accesses with steps lead to the front of the property with canopy porch front entrance. There is a brick built coal shed and a path leads to the side porch, and further steps lead down to the garden and driveway with parking suitable for two/three vehicles.

To the rear of the property is a brick built store and a door leading in to the cellar. A small brook runs through the garden.

AGENTS NOTE

- We have been made aware via the vendors solicitor that the adjoining landowner has potentially taken possession of a tract of land adjoining the northern boundary within the Langley House title.
- Japanese Knotweed has been identified at the property. A treatment plan is in place.

SERVICES

Mains electric, mains gas, mains water and drainage

WATER RATES

Severn Trent- TBC

LOCAL AUTHORITY

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

TENURE

Freehold

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.