



27 Mannings Road  
Drybrook GL17 9HS



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## Guide Price £220,000

We Are Delighted To Offer For Sale This Spacious Two Double Bedroom End Of Terrace Property Set Within A Large Corner Plot Having Fantastic Potential To Further Extend Subject To The Relevant Permissions. This Ideal First Time Buy Is Situated On The Edge Of The Popular Village of Drybrook With Woodland Walks Close By.

The Accommodation Briefly Comprises Entrance Hall, Living Room And Kitchen/Breakfast Room On The Ground Floor With Two Double Bedrooms And A Bathroom On The First Floor. The Property Is Double Glazed And Has Electric Night Storage Heaters.

Drybrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is About 3 Miles West Of The Town Of Cinderford.

The Village Offers A Peaceful And Rural Atmosphere, Making It An Ideal Location For Those Seeking A Quieter Lifestyle. The Surrounding Forest And Woodlands Provide Opportunities For Walking, Cycling, And Exploring Nature. The Village Is Located Near The Start Of The Famous Wysis Way Long-Distance Footpath, Which Offers Scenic Views And Connects To Other Parts Of The Forest Of Dean.

The Village Has A Strong Community Spirit And A Range Of Amenities To Serve Its Residents. These Include A Primary School, A Village Hall, A Post Office, And A Local Shop. Sports Enthusiasts Can Enjoy The Local Rugby Club, Which Has A Strong Presence In The Village And Actively Engages In The Community.







Front aspect upvc door with obscured window to side leads into;

### ENTRANCE HALL

Electric night storage heater, stairs leading to the first floor landing with useful storage space under, doors lead into the kitchen/breakfast room and living room.

### LIVING ROOM

14'11 x 10'10 (4.55m x 3.30m)

A spacious room with an electric night storage heater, large rear aspect window that overlooks the garden.

### KITCHEN/BREAKFAST ROOM

11'10 x 8'03 (3.61m x 2.51m)

Fully fitted wall and base level units with laminate worktops and tiled splashbacks. Integral stainless steel sink unit with drainer, integral electric oven and electric hob with extractor hood over. Space and plumbing for a washing machine and fridge/freezer. Pantry cupboard with shelving, electric night storage heater, front aspect window, side door leading to the covered passage.

### LANDING

Access to the loft space, airing cupboard housing the hot water immersion tank, doors lead to the two bedrooms and bathroom.

### BEDROOM ONE

14'11 x 9'11 (4.55m x 3.02m)

A great size double bedroom with an electric night storage



heater, large window to the rear aspect with lovely views over the garden towards Ruardean Hill in the distance.

### BEDROOM TWO

15'05 x 8'11 (4.70m x 2.72m)

A further good sized double bedroom with an electric night storage heater, front aspect window.

### BATHROOM

6'02 x 5'06 (1.88m x 1.68m)

Three piece fitted suite comprising a bath with electric shower over and tiled splashbacks, low level w.c, pedestal washbasin unit. Obscured front aspect window.

### OUTSIDE

The property occupies a generous corner plot, featuring a sunny south-west-facing rear garden enclosed by a combination of fencing and hedges. The gardens are primarily laid to lawn, complemented by attractive borders and a spacious decked seating area on the side, offering excellent privacy. Additionally, there is ample potential for extension or the creation of off-road parking, subject to the necessary permissions.

### DIRECTIONS

From the Mitcheldean office, proceed up The Stenders towards the village of Drybrook. Upon entering the High Street, take the first right into Mannings Road where the property can be found on the left just before the Morman Close turning.

### SERVICES

Mains water, drainage, electricity. Night storage heaters.



### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent Water Authority - Rate TBC

### LOCAL AUTHORITY

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

### TENURE

Freehold

### VIEWING

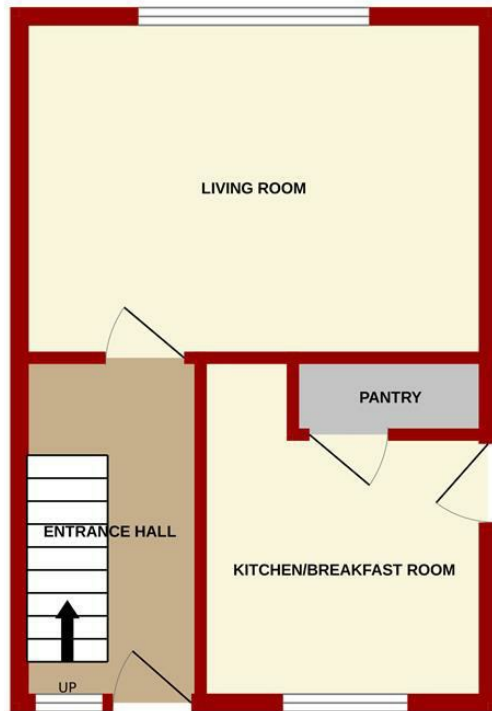
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### PROPERTY SURVEYS

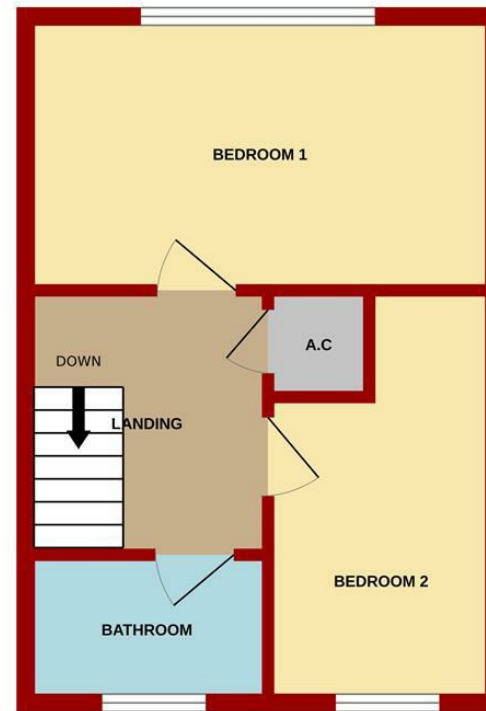
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports).



GROUND FLOOR



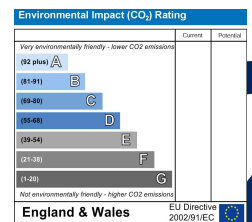
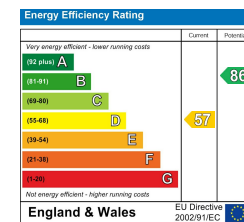
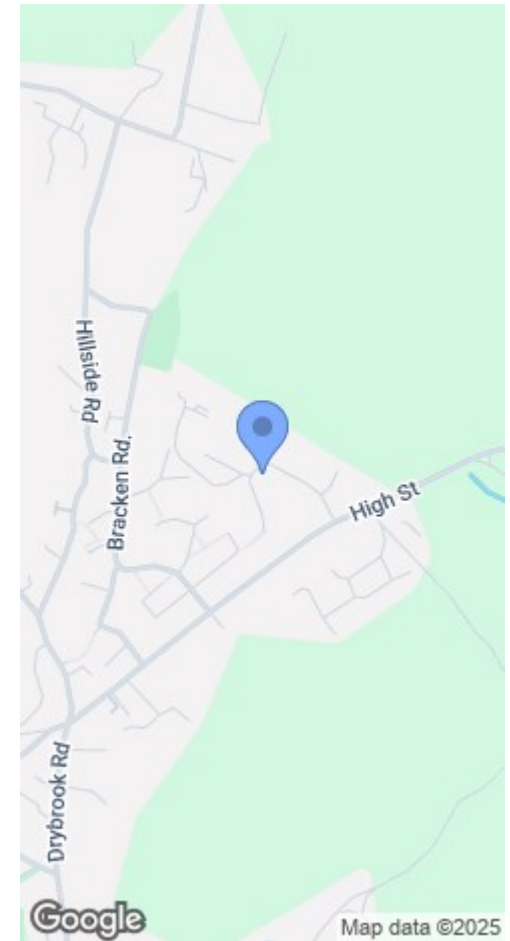
1ST FLOOR



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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#### 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.



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