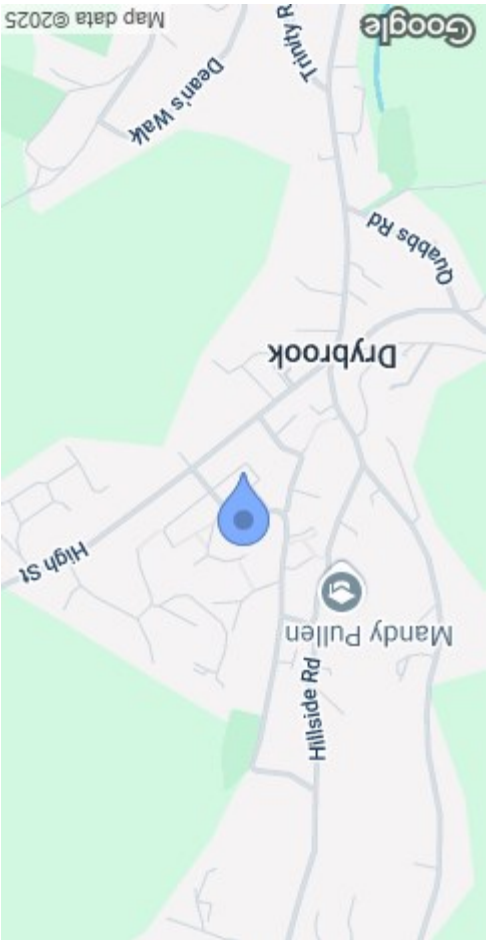


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

The 1st floor plan shows three bedrooms (BEDROOM 1, BEDROOM 2, and BEDROOM 3) in yellow, a bathroom (BATHROOM) in light blue, a central landing area in tan, and an air conditioning unit (A.C.) in grey. A staircase with an upward arrow is located on the landing. The room labels are oriented vertically within the plan.



STEVE GOOCH
ESTATE AGENTS | EST 1985

Price Guide £220,000

We are delighted to offer for sale this RECENTLY REFURBISHED THREE BEDROOM SEMI-DETACHED IDEAL FIRST TIME BUY conveniently LOCATED IN THE POPULAR VILLAGE OF DRYBROOK. The property offers a SPACIOUS LIVING ROOM, CONTEMPORARY FULLY FITTED KITCHEN/DINER, THREE BEDROOMS and a MODERN SHOWER ROOM. Additionally there is a GATED OFF-ROAD PARKING SPACE, ENCLOSED GARDENS WITH A SHED, small pond and feature monkey puzzle tree.

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.



A composite front aspect door leads into;

LIVING ROOM

17'05 x 11'11 (5.31m x 3.63m)

A bright and spacious room with stairs leading to the first floor landing, radiator, front aspect window overlooking the garden and door leading to the kitchen/diner.

KITCHEN/DINER

17'05 x 10'06 (5.31m x 3.20m)

Featuring a range of contemporary wall and base level units with laminate worktops and an inset 1.5 bowl sink unit with drainer. Integral appliances include double electric oven, induction hob with extractor above and fridge/freezer. There is space and plumbing for a washing machine, dishwasher and tumble dryer. Wall mounted LPG gas-fired combi boiler, radiator, tiled floor. Door and window to the rear aspect.

LANDING

Airing cupboard, access to loft space, doors lead to the three bedrooms and shower room.

BEDROOM ONE

12'07 x 8'11 (3.84m x 2.72m)

Radiator, rear aspect window with pleasant view towards countryside.

BEDROOM TWO

9'11 x 9'04 (3.02m x 2.84m)

Radiator, front aspect window.

BEDROOM THREE

Built in single bed, front aspect window.

SHOWER ROOM

Featuring a modern suite comprising a large walk-in shower with tiled surround, low level w.c and vanity washbasin unit. Tiled floor, heated towel rail, obscured rear aspect window.

OUTSIDE

The front garden is predominantly laid to lawn with small pond, monkey puzzle tree, shrubs and bushes, fencing surround providing some privacy. A path leads to the front door and along the side of the property to the rear.

At the rear of the property is a tarmac driveway for parking one vehicle, small patch of lawn, trees and a brick built shed. There is a LPG bottled gas connection.

DIRECTIONS

From Mitcheldean proceed up the Stenders and down into the village of Drybrook, taking the second turning right into West Avenue. Take the first turning left, where the property can be found approximately 100 yards on the right hand side.

SERVICES

Mains water, drainage, electricity. LPG.

WATER RATES

Severn Trent Water

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWINGS

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).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)