

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	
Current	Future
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
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£200,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM END TERRACED property OFFERED WITH NO ONWARD CHAIN and benefitting from VILLAGE LOCATION, ENCLOSED REAR GARDEN, SINGLE GARAGE & OFF ROAD PARKING, DOUBLE GLAZING and GAS CENTRAL HEATING.

The property comprises of LOUNGE/DINING ROOM, KITCHEN and REAR PORCH to the ground floor with TWO BEDROOMS AND BATHROOM to the first floor.

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 5 miles (8 kilometres) 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.



The property is accessed via wrought iron gate with pathway leading to the right hand side of the property, giving access to the obscure UPVC glazed front door. Access into:

#### LOUNGE/DINER

13'11" x 11'11" (4.24m x 3.63m)

Stairs lead to first floor, ceiling light, coving, radiator, power points, understairs storage area, door into

#### KITCHEN/BREAKFAST ROOM

11'11" x 8'5" (3.63m x 2.57m)

Comprising single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge work tops, range of base and wall mounted units, tiled surrounds and splash backs with power points. Space for under counter fridge, washing machine, fridge freezer. Door gives access to under stairs storage cupboard. Rear aspect UPVC double glazed window opening into rear porch with views into the car park with woodland views beyond.

#### LANDING

Ceiling light, access to roof space, doors into:

#### BEDROOM ONE

12'0" x 10'10" (3.66m x 3.30m)

Ceiling light, coving, radiator, power points, front aspect UPVC window, door to over stairs storage cupboard

#### BEDROOM 2

11'7" x 5'10" (3.53m x 1.78m)

Ceiling light, coving, radiator, power point, rear aspect double

glazed window, over looking rear garden and fields and woodland in the distance.

#### BATHROOM

Comprises a white suite with close coupled WC, wall mounted wash hand basin with mono block and tiled splashback, modern side panel bath with mixer tap and shower fitted over, shower screen, wetboarding, ceiling light, radiator and rear aspect UPVC obscure double glazed window.

#### REAR PORCH

9'11" x 3'4" (3.02m x 1.02m)

Of brick construction with pitched roof, two rear aspect double glazed windows, side aspect door giving access to the rear garden.

#### OUTSIDE

Front garden with shrubs, bushes and small flower borders, enclosed by wall and fencing, pathway to rear garden with block paved area enclosed by wall and fencing, pond, gates and steps to parking area with access to the garage.

#### SINGLE GARAGE

Accessed via an up and over door with power and lighting.

#### SERVICES

Mains Water, Drainage, Electricity & Gas. Openreach & Gigaclear in area.

#### WATER

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.

#### DIRECTIONS

From the Mitcheldean office proceed up The Stenders, at the crossroads in the centre of Drybrook turn right onto Hawthorns Road, just before the coal yard turn right into Hillside Road, proceed up the hill where the property can be found on the left hand side as per our For Sale board. Parking is on the road or to the rear of the property.

#### 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)