



Grassmere Morse Road
Drybrook GL17 9AT

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£275,000

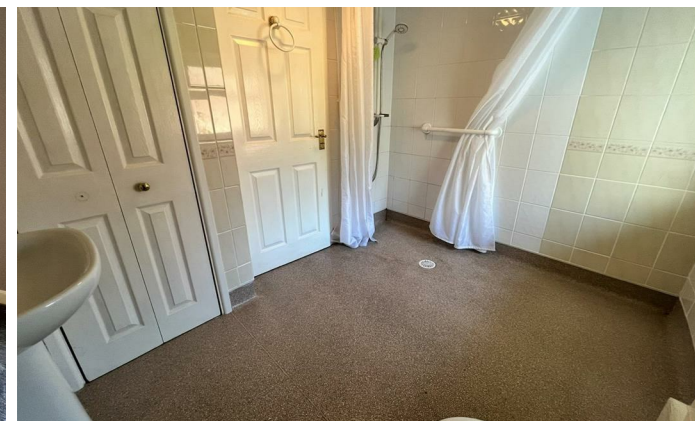
Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW benefitting from DOUBLE GLAZING, GAS CENTRAL HEATING, OFF-ROAD PARKING FOR ONE/TWO VEHICLES, ATTACHED GARAGE, and ENCLOSED GARDENS. The property is OFFERED WITH NO ONWARD CHAIN.

The accommodation comprises an ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS and FAMILY BATHROOM, with THREE CELLAR ROOMS to the lower ground 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 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 paved pathway leads to the front door and into the:

KITCHEN/BREAKFAST ROOM

15'05 x 9'00 (4.70m x 2.74m)

Single bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, space for freestanding cooker, space for washing machine, ceiling light, electric consumer unit, wall mounted gas fired central heating and domestic hot water boiler, space for washing machine, double radiator, power points, front aspect upvc double glazed window overlooking the front garden, wooden panel door giving access into:

HALLWAY

Two ceiling lights, smoke alarm, power points, single radiator, central heating thermostat controls, wooden panel doors giving access into a store cupboard with lighting and shelving, doors into:

ENTRANCE PORCH

Further front door of upvc construction with obscure glazed panel to top, ceiling light.

LOUNGE/DINER

21'00 x 11'05 (6.40m x 3.48m)

Feature fireplace with marble hearth, surround and mantle, electric fire inset, two ceiling lights, access to roof space, smoke alarm, power points, double radiator, large front aspect upvc double glazed windows overlooking the front garden, parking and turning area, large rear aspect window overlooking the rear garden with views overlooking woodland.

BEDROOM ONE

11'03 x 10'03 (3.43m x 3.12m)

Ceiling light, access to roof space, double radiator, power points, tv point, front aspect upvc double glazed window overlooking the front garden.

BEDROOM TWO

11'00 x 7'04 (3.35m x 2.24m)

Ceiling light, power points, telephone point, double radiator, tv point, pair of double doors giving access to built-in wardrobes/storage cupboard with stairs leading down to cellars, rear aspect upvc double glazed window overlooking the rear garden.

WETROOM

9'00 x 7'05 (2.74m x 2.26m)

White suite with close coupled w.c., pedestal wash hand basin, bifold doors to the airing cupboard with slatted shelving space, timer controls and radiator, further single radiator, non slip flooring, electric shower, extractor fan, ceiling light, shaver light and point, rear aspect upvc obscure double glazed window.

ATTACHED SINGLE GARAGE

16'06 x 9'11 (5.03m x 3.02m)

Accessed via a roller shutter door, rear aspect window.

OUTSIDE

The property is accessed via a wooden pedestrian gate and a pair of wooden double gates leading to a driveway, providing off-road parking for one to two vehicles and access to the attached single garage.

To the right of the driveway are raised flower borders, decking areas, hedging, and outside lighting.

A pathway and steps to the left-hand side lead down to the rear garden, which features raised flower borders, lawned areas, a decking area, and is enclosed by a combination of walling, hedging, and fencing. A wooden glazed-panel door leads into:

CELLAR ONE

18'04 x 8'00 (5.59m x 2.44m)

Staircase leading into bedroom two (currently blocked off), wall light points, power points, rear aspect double glazed window, step up and opening into:

CELLAR TWO

12'11 x 9'03 (3.94m x 2.82m)

Opening into:

CELLAR THREE

10'04 x 8'07 (3.15m x 2.62m)

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the

Nailbridge traffic lights, turn right signposted to Drybrook. Continue past Hales Building Merchants and Tool Hire. The property can be found after a short distance on the right hand side as per our for sale board.

SERVICES

Mains water and drainage, electric, gas.

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

LOCAL AUTHORITY

Council Tax Band: C
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

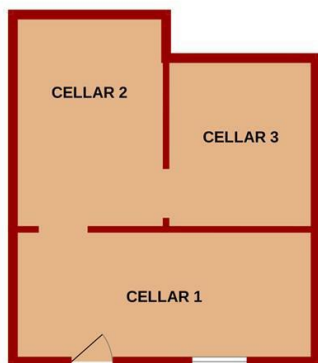
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)



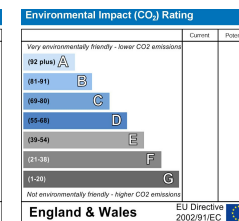
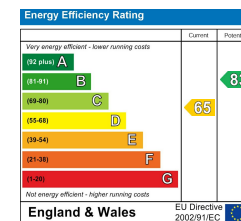
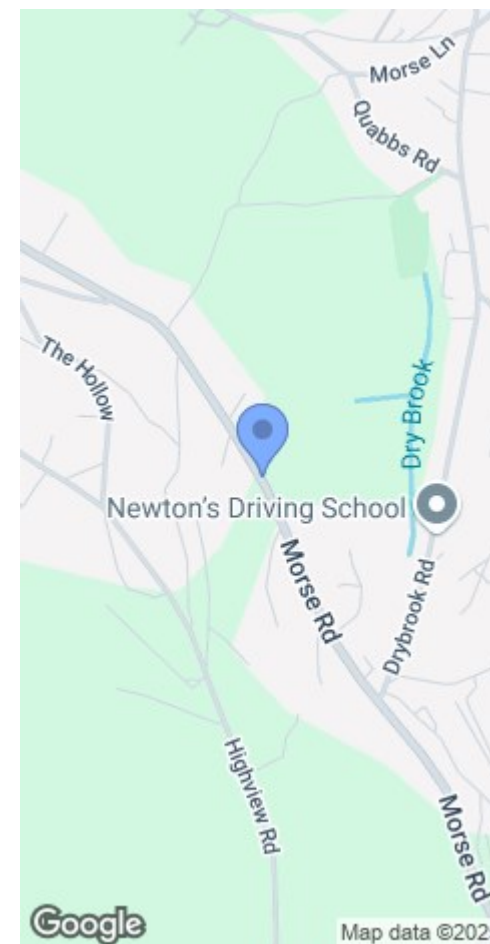
BASEMENT



GROUND 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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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