



FREEHOLD

£225,000



4 BRACKEN ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9YD

- TWO BEDROOMS
- GARAGE AND OFF ROAD PARKING
- DOUBLE GLAZING
- VILLAGE LOCATION
- GAS CENTRAL HEATING
- IDEAL FOR RETIREMENT

www.kjtresidential.co.uk

4 BRACKEN ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9YD

IDEAL AS A RETIREMENT HOME OR AT THE PRICE OFFERED, A POTENTIAL FIRST TIME BUY WITH THIS TWO BEDROOMED DETACHED BUNGALOW WITH GARAGE AND OFF ROAD PARKING.

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall:

Living Room: 15' 9" x 9' 6" (4.8m x 2.9m), Window to rear with views, radiator, fireplace with gas fire.

Kitchen: 9' 2" x 7' 10" (2.8m x 2.4m), Wall and base units, plumbing for automatic washing machine, gas hob, double oven, window to rear, sink unit.



Bathroom: Three piece suite, tiled splash-backs, radiator, window.

Bedroom One: 9' 10" x 9' 6" (3m x 2.9m), Window, radiator.

Bedroom Two: 7' 10" x 6' 11" (2.4m x 2.1m), Window, radiator.

Agent's Note: Some images have been staged using AI.

Outside: Gardens to front and rear with driveway to garage. The front has grassed areas and herbaceous borders. The rear has a vegetable plot, greenhouse and garden shed.



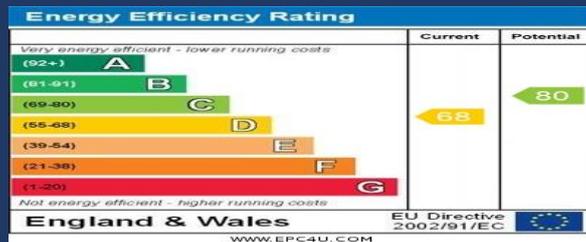
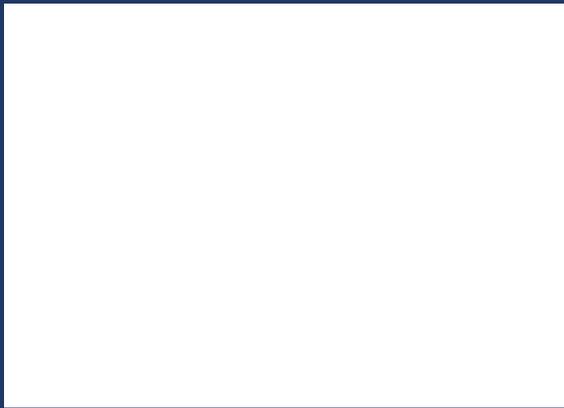
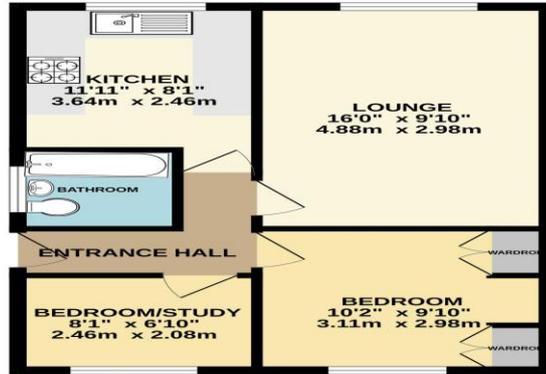
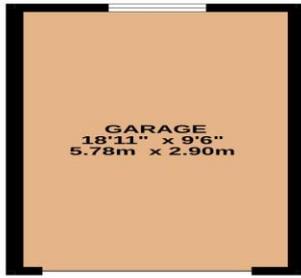
Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



PASSIONATE
ABOUT
Property
SINCE 1982