



2 Council Houses  
Brierley, Drybrook GL17 9DL

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

## 2 Council Houses

Brierley, Drybrook GL17 9DL

Guide Price £275,000

A SPACIOUS RECENTLY REFURBISHED THREE-BEDROOM, TWO RECEPTION SEMI-DETACHED PROPERTY located within the small village of BRIERLEY in the beautiful FOREST OF DEAN. The property offers a 16.FT LOUNGE with FIREPLACE and WOOD BURNING STOVE, SEPARATE DINING ROOM, MODERN FITTED 13.FT KITCHEN, THREE GOOD SIZED BEDROOMS and a MODERN BATHROOM SUITE. Additionally there are LARGE LAWNED GARDENS TO THE FRONT AND REAR, AMPLE OFF-ROAD PARKING FOR UP TO FOUR VEHICLES TO THE REAR accessed via a Forestry Commission track and DIRECT ACCESS TO WOODLAND WALKS close by.

Brierley is situated between the villages of Drybrook and Lydbrook both having well regarded primary schools and benefits from a community shop and local garage. Surrounded by the Forest of Dean woodland and forest trails it is perfect for family fun and outdoor activities.

Nearby Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities to include primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland. The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas.



The property is approached from the front aspect via a composite door leading into;

## FRONT LOBBY

Stairs lead to the first floor landing, doors into Lounge leads into;

## DINING ROOM

**10'10 x 9'11 (3.30m x 3.02m)**

Recently installed wall mounted gas-fired Worcester combi boiler, Gigaclear fibre point, radiator, laminate wood flooring, front aspect window with woodland view, door leads into;

## KITCHEN

**13'10 x 6'06 (4.22m x 1.98m)**

Modern fitted base level units with laminate worktops and inset stainless steel sink unit with drainer, built in electric oven with gas hob, space and plumbing for a washing machine, fridge/freezer and tumble dryer. Under-stairs storage cupboard, rear aspect windows and door leading out to the garden. Door leads into;

## LOUNGE

**16'11 x 11'00 (5.16m x 3.35m)**

Feature fireplace with wood burning stove, exposed floorboards, front and rear aspect windows with pleased outlook.

## LANDING

Loft access, radiator, rear aspect window, doors lead off to the three bedrooms and bathroom.

## BEDROOM ONE

**12'11 x 12'00 (3.94m x 3.66m)**

Over stairs storage cupboard, radiator, front aspect window with woodland outlook.

## BEDROOM TWO

**11'00 x 8'06 (3.35m x 2.59m)**

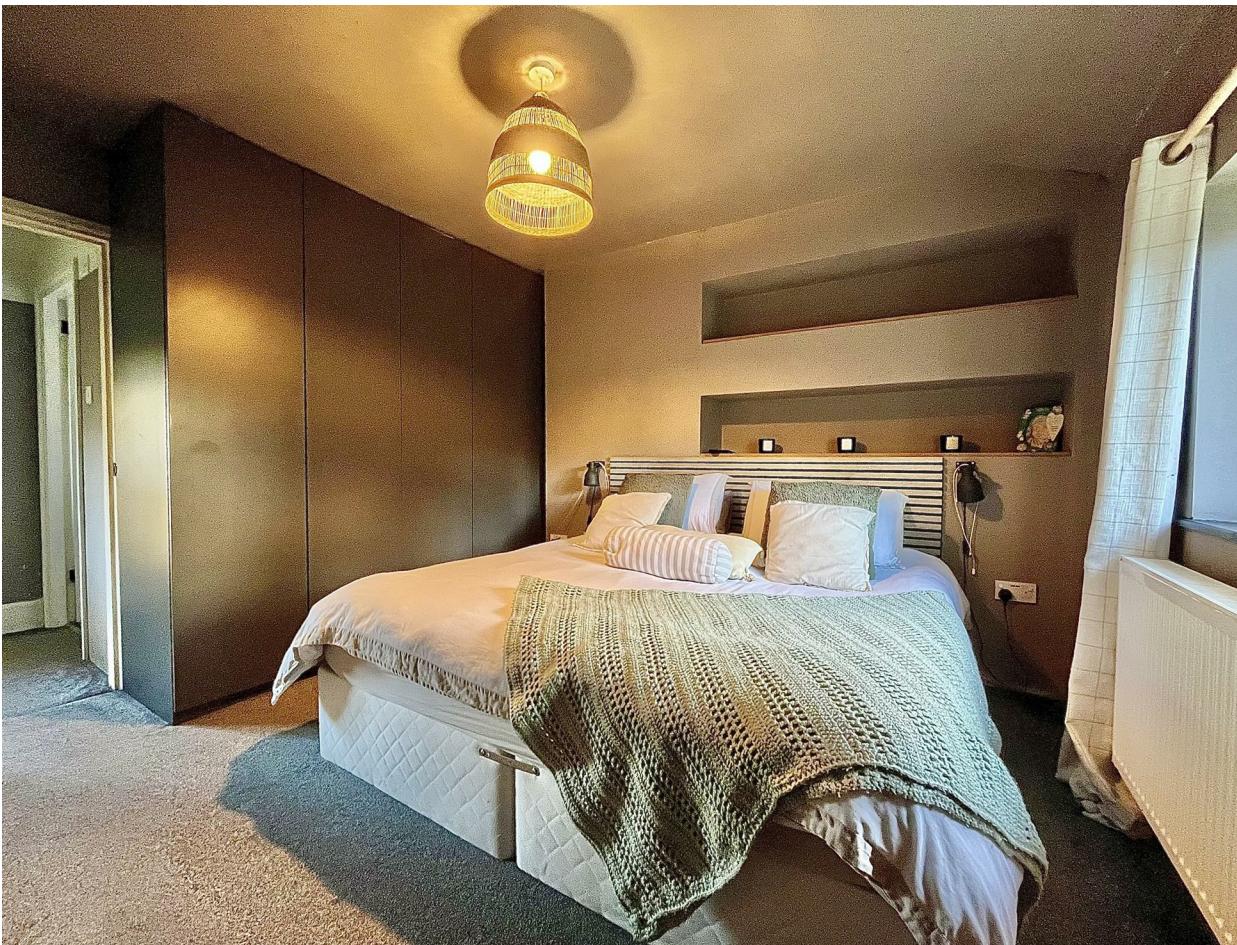
Radiator, front aspect window with woodland view.

## BEDROOM THREE

**8'01 x 7'10 (2.46m x 2.39m)**

Radiator, rear aspect window.





## BATHROOM

**7'09 x 4'06 (2.36m x 1.37m)**

Three piece suite comprising a bath with rainfall shower over, close coupled w.c and washbasin. Heated towel rail, partly tiled walls, obscured rear aspect window.

## OUTSIDE

To the front of the property, a low brick wall with gate leads onto a path that in turn leads up to the front entrance with lawned gardens either side, a side access leads to the rear garden. The rear garden comprises a spacious patio, steps up to a lawn area and further steps with gate to the parking area. There is an old outside w.c ideal for storage.

## SERVICES

Mains water, electricity, gas. Septic Tank.

## 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

Welsh water

## LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## DIRECTIONS

From our Mitcheldean office, proceed out of the village on the A4136 in the direction of Cinderford and Coleford. Continue straight over at the Nailbridge traffic lights and continue along for 2 miles. Upon entering the village of Brierley, pass the petrol station on your right where the property can be found after a short distance on the right.

## 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 available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

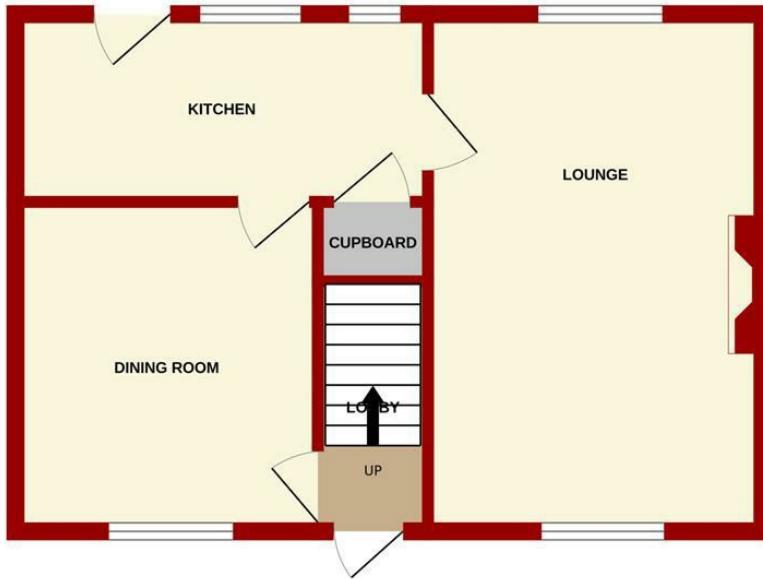
## MONEY LAUNDERING REGULATIONS

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)

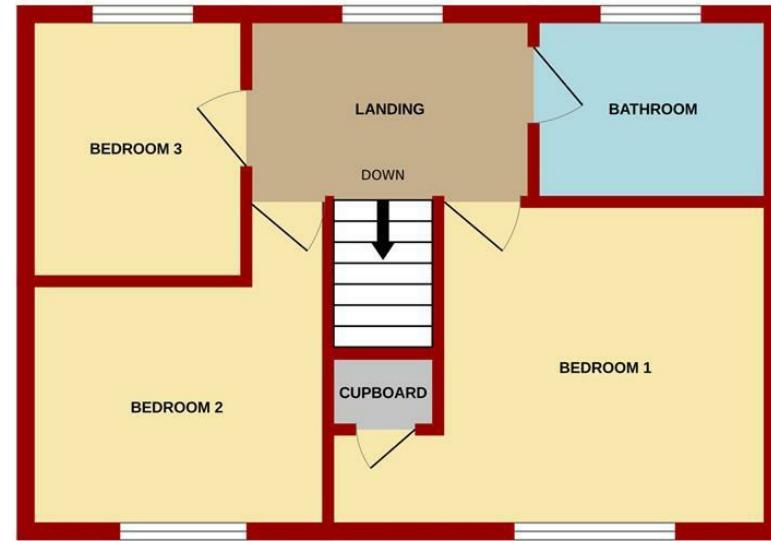




GROUND FLOOR



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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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	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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