3 Rock Villa Hawthorns
Drybrook GL17 9BS

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £215,000

NO ONWARD CHAIN AN EXTENDED THREE BEDROOM, TWO RECEPTION END-TERRACE STONE BUILT COTTAGE located on the EDGE OF DRYBROOK with COUNTRYSIDE WALKS CLOSE BY, offering EXCELLENT POTENTIAL for UPDATING and MODERNISATION and benefitting from ENCLOSED GARDENS and a SINGLE GARAGE to the rear.

The accommodation comprises ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, THREE BEDROOMS AND A FAMILY BATHROOM.

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 north of the town of Cinderford.

The village offers a 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 chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.

Entrance via timber construction door with obscure glazed panels to the top into:

ENTRANCE HALL
Lighting, stairs to first floor, timber door into:

LOUNGE
Feature fireplace of tiled construction with living flame gas fire inset, alcoves to either side, power points, single radiator, TV point, rear aspect UPVC double glazed window opening into rear porch.

SITTING ROOM
Chimney breast with living flame gas fire inset, TV point, single radiator, front aspect UPVC double glazed window, timber and glazed panel door into:

KITCHEN / DINING ROOM
Single bowl, double drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surround, power points, space for freestanding fridge / freezer, space for undercounter appliances, double radiator, doors to storage cupboard with shelving, rear aspect UPVC double glazed window overlooking the rear garden and views towards forest and woodland, UPVC double glazed door into:

SIDE PORCH
Part brick and timber construction, corrugated perspects roof, personal door leading to garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR LANDING.

LANDING
Double doors giving access to airing cupboard with hot water cylinder and slatted shelving, side aspect window, wooden door into:

BEDROOM ONE
Range of built-in bedroom furniture such as two double wardrobes, one single wardrobe, above bed storage and bedside cabinet, built-in chest of drawers, single radiator, power points, front aspect UPVC double glazed window overlooking the courtyard garden and views towards forest and woodland.

BEDROOM TWO
Chimney breast to either side, power points, single radiator, door to built-in wardrobe / storage cupboard, front aspect UPVC double glazed window overlooking the courtyard garden and views towards forest and woodland.

BEDROOM THREE
Single radiator, power points, gas fired domestic central heating and domestic hot water boiler, rear aspect UPVC double glazed window overlooking the rear garden with forest and woodland views.

BATHROOM
Close coupled WC, pedestal wash hand basin, corner bath with shower attachment, fully tiled walls, single radiator, access to roof space, side aspect UPVC double glazed obscure window.

OUTSIDE
Accessed via a wrought iron gate, the front of the property features a courtyard-style garden leading to the main entrance. To the rear is an enclosed garden with a small patio seating area, a raised gravelled section, a lawn, metal storage shed and greenhouse. The garage is accessed via a single up-and-over door and benefits from power, lighting and a personal door opening into the garden.

AGENTS NOTE
The parking to the rear of the property is accessed via a track owned by the neighbouring cottages, with No.3 having a right of way.

SERVICES
Mains electric and water, gas and drainage.

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
Severn Trent.

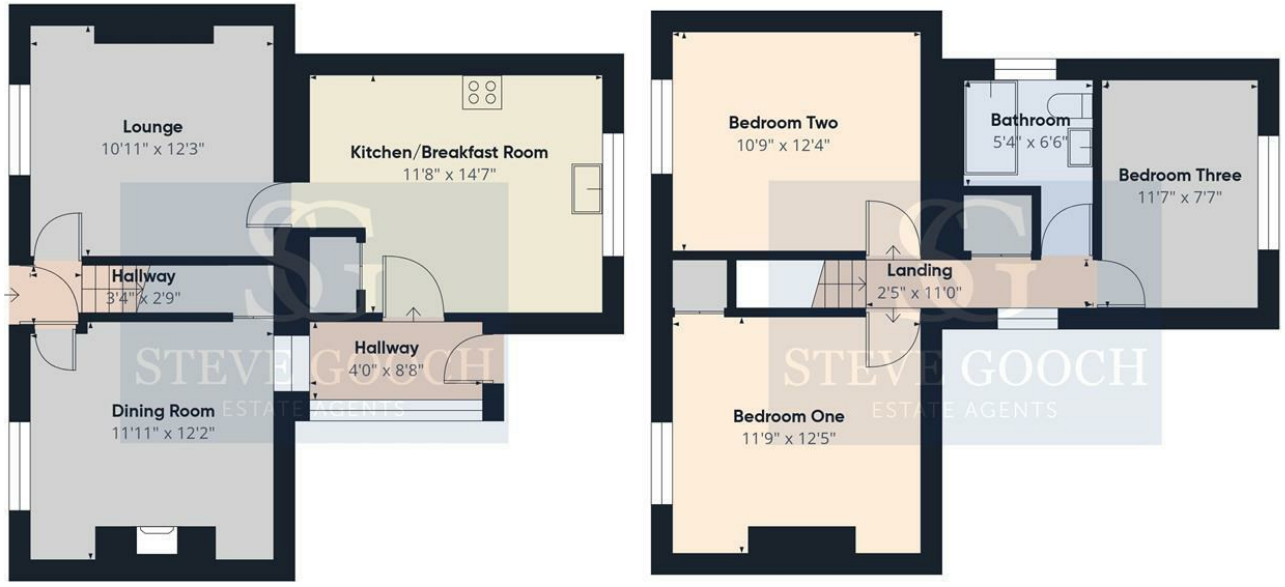
LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Mitcheldean office, proceed up The Stenders in the direction of Drybrook. Follow The High Street to the end, then turn right at the crossroads. Follow the road for approx. half a mile where the property can be found on the right.

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



Floor 0 Building 1

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Approximate total area(1)

968 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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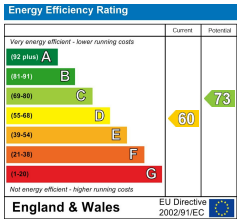

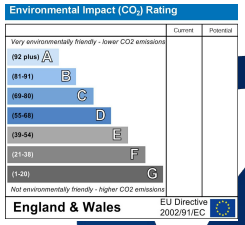

MISREPRESENTATION DISCLAIMER

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.