STEVE GOOCH
ESTATE AGENTS | EST 1985

2 Oak Grove The Branch
Drybrook GL17 9DB





Floor 0



Floor 1

Floor 2

Approximate total area(1)
1203 ft²

Reduced headroom
39 ft²

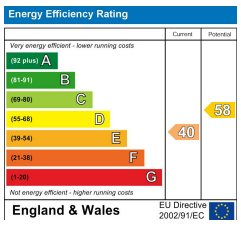
(1) Excluding balconies and terraces

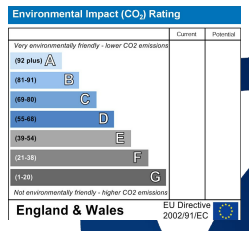
Reduced headroom
..... Below 5 ft

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

GIRAFFE360







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.

Guide Price £220,000

EXCITING RENOVATION PROJECT **CASH BUYERS ONLY** A THREE BEDROOM SEMI-DETACHED COTTAGE IN NEED OF RENOVATION, offering SPACIOUS ACCOMMODATION OVER THREE FLOORS. The property also benefits from A GOOD SIZED MATURE SOUTH-FACING GARDEN, OFF ROAD PARKING and ACCESS TO WOODLAND WALKS ON THE DOORSTEP. The property is LOCATED WITHIN EASY REACH OF CINDERFORD TOWN with a WELL REGARDED PRIMARY SCHOOL CLOSE BY, and benefits from GOOD COMMUTER LINKS VIA THE A4136. OFFERED WITH NO ONWARD CHAIN!

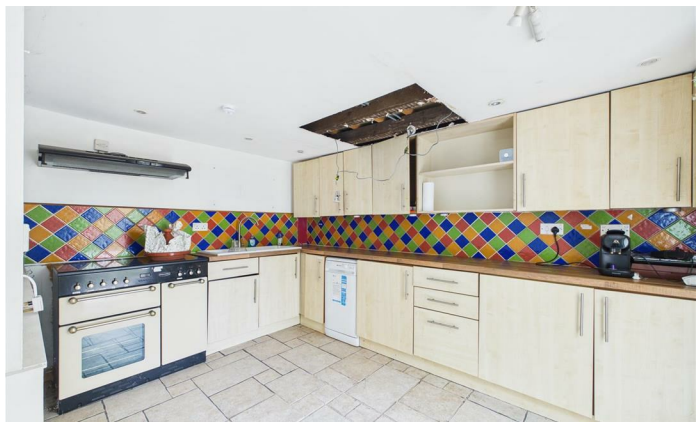
Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 3 miles north of the town of Cinderford.

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.

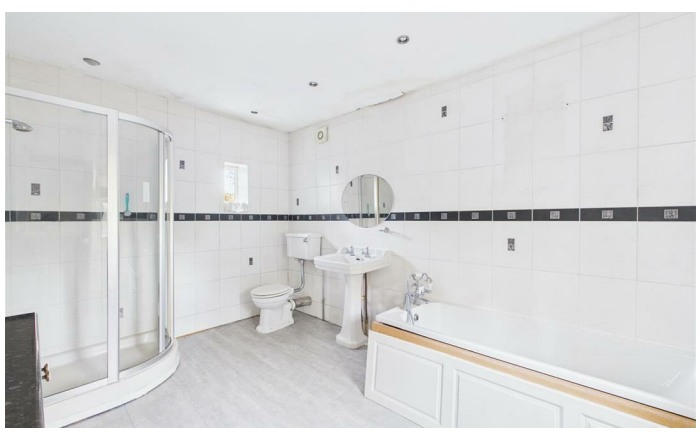
Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.

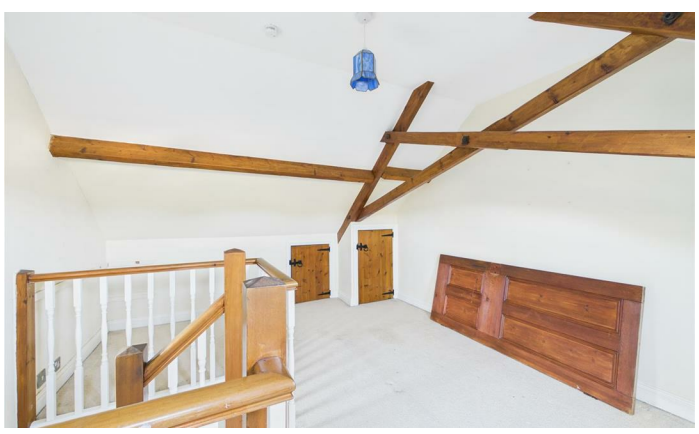














The property is approached from the side aspect via a pair of upvc double glazed French doors leading into;

CONSERVATORY
5'10 x 16'0 (1.78m x 4.88m)
Of upvc and double glazed construction, tiled flooring, radiator, power and lighting, a door leads into an inner hall, a doorway leads into;

KITCHEN
12'3 x 8'9 (3.73m x 2.67m)
Comprising a range of wall and base level units with laminate worktops, inset ceramic sink unit with drainer, space for an electric cooker, space and plumbing for a washing machine and fridge. Tiled flooring, radiator, archway opening leads to the inner hall.

INNER HALL
Steps lead up to a small half landing continuing up to the first floor landing, radiator, door leads through to the dining room.

DINING ROOM
11'4 x 13'1 (3.45m x 3.99m)
Featuring an open fireplace, radiator, side aspect window overlooking the garden, a door leads into;

LIVING ROOM
12'0 x 11'9 (3.66m x 3.58m)
Featuring an open fireplace, radiator, front aspect bay window.

FIRST FLOOR HALF LANDING
Side aspect window, a door leads off to the bathroom.

BATHROOM
11'11 x 8'7 (3.63m x 2.62m)
Comprising a four piece suite to include a wooden panelled bath, mains fed shower cubicle, close coupled w.c and pedestal washbasin unit. Fitted vanity unit, heated towel rail, radiator, two side aspect windows.

FIRST FLOOR LANDING
Radiator, doors lead off to bedrooms one and two, a door and stairs lead up to bedroom three.

BEDROOM ONE
A double bedroom with two radiators and two front aspect windows.

BEDROOM TWO
8'7 x 13'0 (2.62m x 3.96m)
A double room with a radiator, built in storage cupboard, side aspect window overlooking the garden.

BEDROOM THREE
11'3 x 15'10 (3.43m x 4.83m)
Exposed beams, eaves storage, radiator, side aspect window and two rear aspect skylights having lovely woodland views.

PARKING
There is gated off road parking for two vehicles.

OUTSIDE
The good sized south-facing mature gardens are predominantly laid to lawn with a variety of trees, plants and shrubs enjoying a good degree of privacy. To the rear of the property is the boiler house with a recently installed Worcester oil-fired combi boiler. A front gate gives access to adjacent woodland.

AGENTS NOTE
The property is accessed via a short Forestry Commission owned track. There is a charge of £175pa for right of access over the track.
Some of the images have been staged with AI for indicative purposes only.

DIRECTIONS
What3Words/// publisher.farmland.outer- From the Mitcheldean office, proceed out of the town in the direction of the A4136 taking the second exit at the mini roundabout signposted Cinderford and Coleford. Follow the road up and over Plump Hill, then turn left at the Nailbridge traffic lights signposted Cinderford. Follow the road for a short distance, taking the first left just before the primary school, then take the first left track where the property can be found at the end.

SERVICES
Mains water, drainage, electricity. Oil.

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

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.

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)