



## High Street

Drybrook, GL17 9EA

£199,999



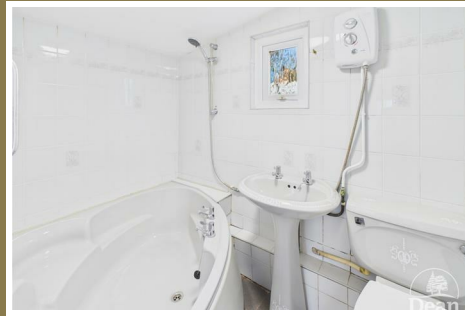
Situated in the heart of Drybrook village, this charming terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. With no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to your needs, whether you envision a cosy lounge, a formal dining area, or a bright study.

The house features two well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a vibrant community, this property offers the perfect blend of convenience and comfort, with local amenities just a stone's throw away.

This terraced house is a fantastic opportunity to create a home that reflects your personal style. With its prime location and charming features, it is sure to attract interest. Do not miss your chance to view this delightful property in Drybrook.



Approached via UPVC front door into:

**Entrance Hallway:**

15'2" x 3'1" (4.63m x 0.96m)

Radiator, consumer unit, stairs to first floor landing, doors to sitting room & living room.

**Sitting Room:**

11'8" x 8'8" (3.56m x 2.66m)

Ceramic tiled fireplace, radiator, double glazed window to front aspect.

**Living Room:**

12'1" x 11'0" (3.70m x 3.36m)

Built in under stairs storage cupboard, ceramic tiled fireplace, double glazed window to rear aspect, radiator, door to inner hallway.

**Inner Hallway:**

4'0" x 3'10" (1.24m x 1.19m)

UPVC double glazed doors to front and rear aspects, door to kitchen.

**Kitchen:**

12'3" x 7'7" (3.75m x 2.32m)

Base storage cabinets, gas cooker, washing machine, dishwasher, fridge, freezer and

microwave, tiled walls, tiled floor, wall mounted gas combination boiler, vertical radiator, Velux roof light, double glazed window to rear aspect, door to bathroom.

**Bathroom:**

4'4" x 7'4" (1.34m x 2.24m)

Grey suite comprising of corner bath with shower over, low level WC, wash hand basin, tiled walls, tiled floor, radiator.

**First Floor Landing:**

2'9" x 2'3" (0.85m x 0.70m)

Doors to both bedrooms.

**Bedroom One:**

11'10" x 12'0" (3.63m x 3.68m)

Access to loft space, radiator, double glazed window to front aspect.

**Bedroom Two:**

12'3" x 11'11" (3.75m x 3.64m)

Radiator, double glazed windows to side and rear aspects.

**Outside:**

The front is enclosed by wrought iron railings

and gate and path leads to the front door.

The rear is enclosed with fenced boundaries, small lawn area, patio, storage shed and hard standing.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

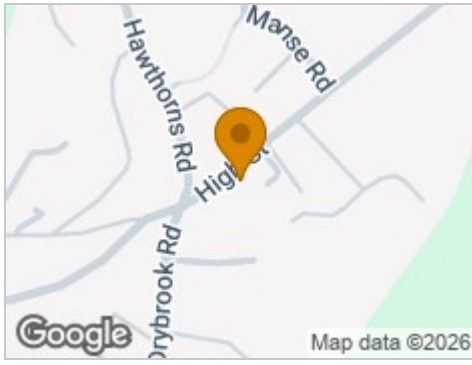
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



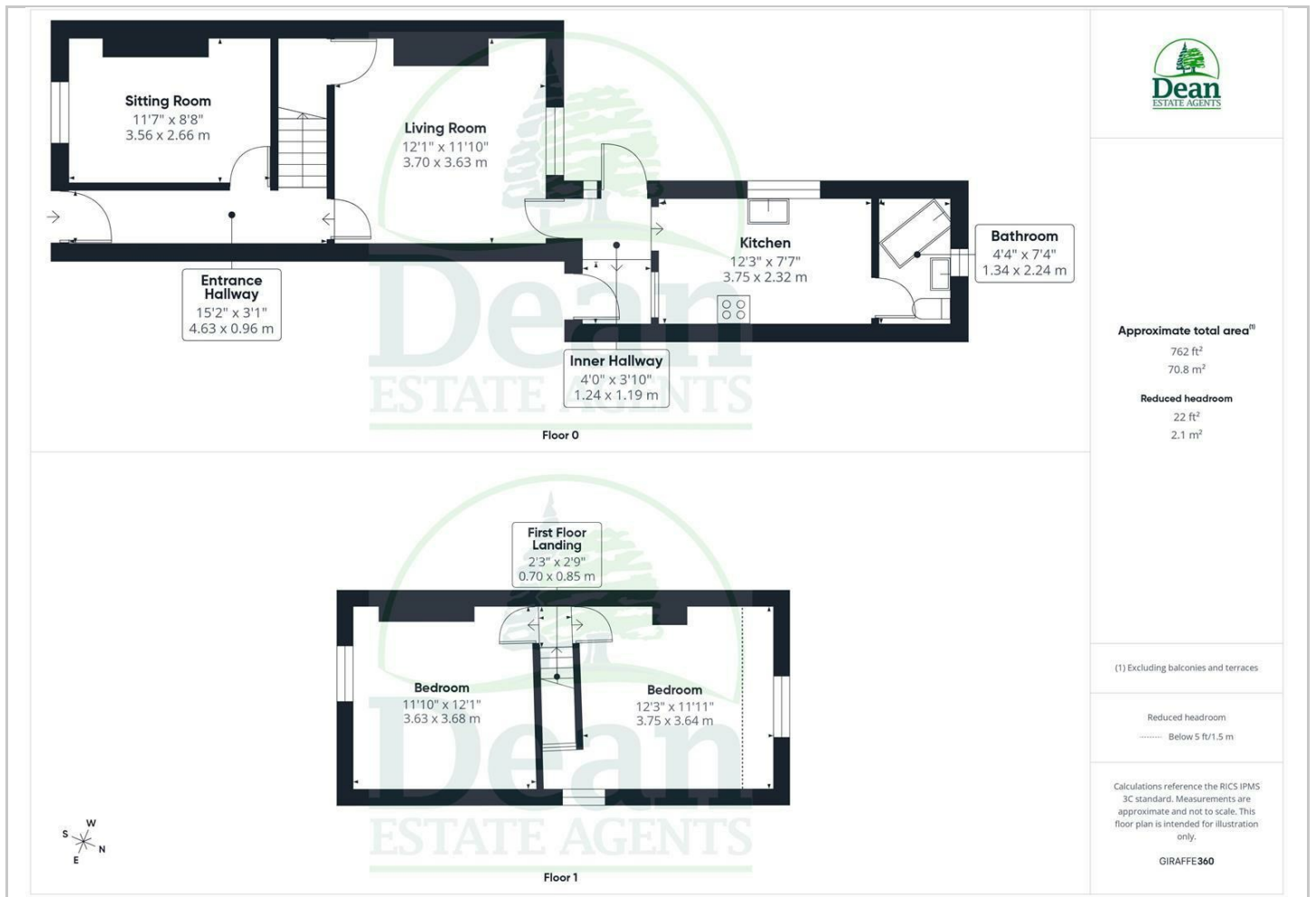
## Hybrid Map



## Terrain Map



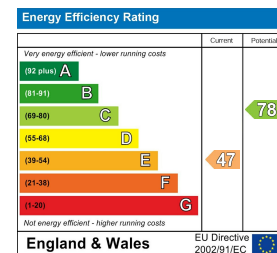
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.