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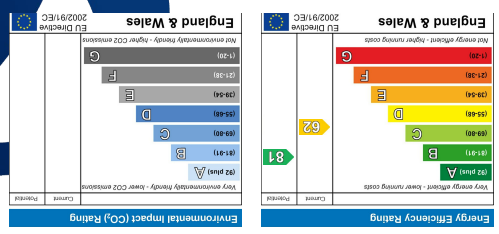
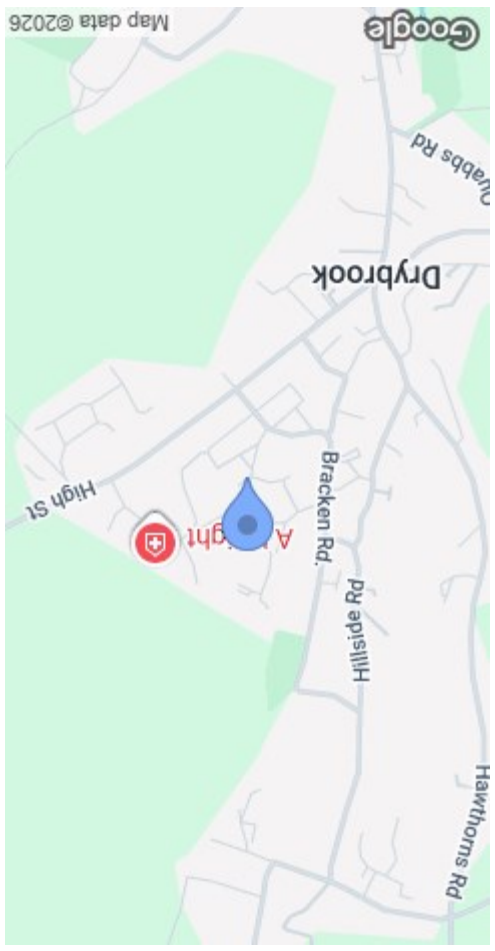
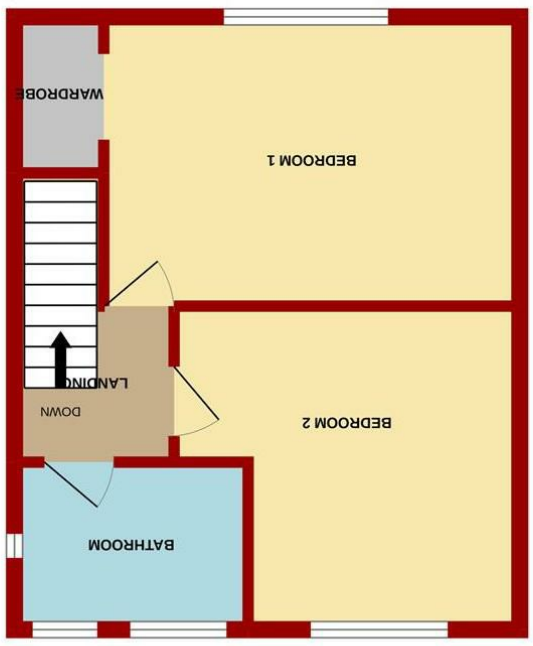
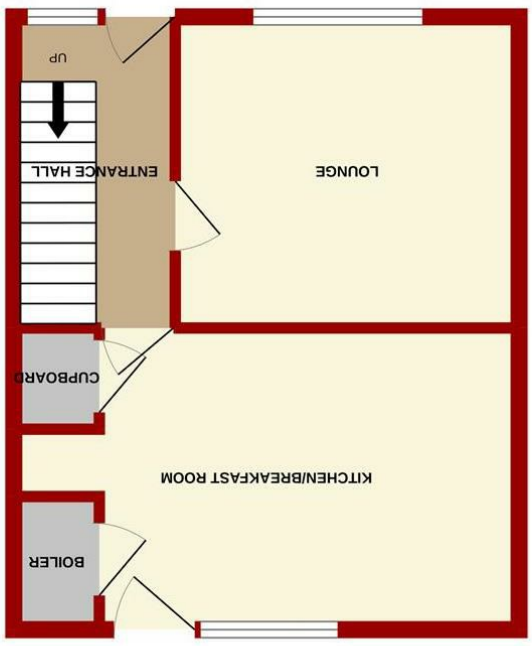
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information 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.









25 North Avenue
Drybrook GL17 9HU

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £212,000

IDEAL FIRST TIME BUY A WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE PROPERTY CONVENIENTLY LOCATED WITHIN THE POPULAR VILLAGE OF DRYBROOK CLOSE TO SCHOOLS AND SHOPS, benefitting from BRIGHT AND SPACIOUS INTERIORS and a LARGE LANDSCAPED REAR GARDEN IDEAL FOR ENTERTAINING.

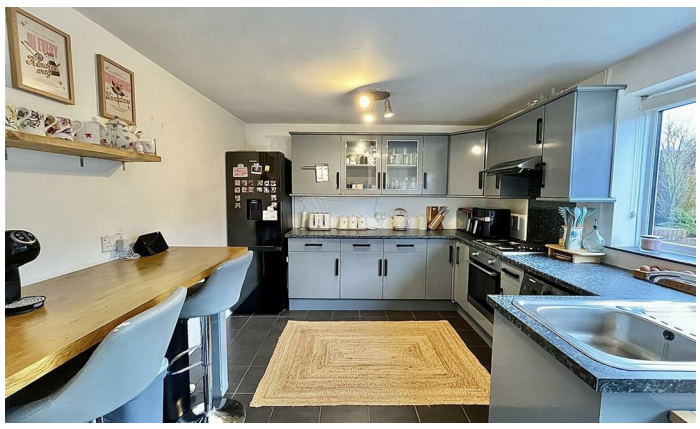
This delightful home benefits from a COSY LIVING ROOM, 17FT. KITCHEN/BREAKFAST ROOM with BREAKFAST BAR, TWO GENEROUS DOUBLE BEDROOMS and a MODERN AND STYLISH BATHROOM.

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.



The property is approached from the front aspect via a double glazed upvc door leading into;

ENTRANCE HALL
A spacious and welcoming hall with a practical tiled floor and a radiator. Stairs lead up to the first floor landing, doors lead off to the living room and kitchen/breakfast room.

LIVING ROOM
11'10 x 10'09 (3.61m x 3.28m)
Tv point, radiator, large front aspect window providing much natural light.

KITCHEN/BREAKFAST ROOM
17'03 x 10'05 (5.26m x 3.18m)
Comprising a range of modern wall and base level units with laminate worktops, breakfast bar, inset stainless steel sink unit with drainer, integral electric oven with electric hob and extractor hood over. Additionally there is space and plumbing for a washing machine and fridge/freezer. A useful storage cupboard adds to the practicality and a further cupboard houses the electric boiler. Finally there is a tiled floor, rear aspect window and upvc double glazed door leading out to the rear garden.

LANDING
Loft hatch providing loft access, doors lead off to both bedrooms and the bathroom.

BEDROOM ONE
14'05 x 9'11 (4.39m x 3.02m)
A very spacious room ideal for a super-king bed, built in open fronted wardrobe, radiator, laminate wood flooring, large front aspect window.

BEDROOM TWO
12'07 x 11'02 (3.84m x 3.40m)
A good sized double room with space for a desk, radiator, rear aspect window overlooking the garden.

BATHROOM
8'01 x 5'05 (2.46m x 1.65m)
Comprising a modern suite to include a P shaped bath with drencher shower over, close coupled w.c and a vanity washbasin unit with tiled splash backs. Additionally there is a heated ladder towel rail and two obscured rear aspect windows.

PARKING
There is communal parking located to the rear of the property as well as on road parking to the front.

OUTSIDE
To the front of the property is a low maintenance garden with a low fenced surround, paths lead to the front entrance and a gated side entrance giving access to the rear garden.

The large rear garden has been thoughtfully landscaped and enjoys a patio seating area with steps leading up to a lawn having planted borders. There is also a brick built shed with power. A gate gives rear access leading to the communal parking area.

DIRECTIONS
From the Mitcheldean office, proceed up the Stenders in the direction of Drybrook carrying on through. Upon entering the high street, take the second turning on the right into West Avenue, then take the second right turning into North Avenue where the property can be found towards the end of the street on the right hand side.

SERVICES
Mains electric, water 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 RATES
Severn Trent Water Authority

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

TENURE
Freehold

VIEWINGS
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.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) 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)