FREEHOLD

£269,950



2 FARM VIEW, DRYBROOK, GLOUCESTERSHIRE, GL17 9FA

- THREE BEDROOMS - ONE EN-SUITE
- LARGE LOUNGE
- SOLAR PANELS
- DOUBLE GLAZING
- SOUTH FACING GARDEN
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- SOLAR PANELS
- OFF ROAD PARKING FOR TWO VEHICLES

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A LIGHT AND SPACIOUS MODERN THREE-BEDROOM HOUSE ARRANGED OVER THREE FLOORS, OFFERING WELL-PROPORTIONED ACCOMMODATION THROUGHOUT. THE PROPERTY FEATURES A LARGE LOUNGE, A CONTEMPORARY KITCHEN/DINER, TWO GENEROUS DOUBLE BEDROOMS, AND A SPACIOUS SINGLE BEDROOM. OUTSIDE, THERE IS OFF-ROAD PARKING, WHILE TO THE REAR THE PROPERTY ENJOYS ATTRACTIVE RURAL VIEWS, CREATING A PEACEFUL SETTING.

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Composite front door to -

Entrance Hall: Laminate wood floor, storage cupboard housing gas boiler providing central heating and domestic hot water.

Cloakroom: Two piece suite comprising low level W.C. and pedestal wash hand basin with tiled splash-back, extractor, radiator, obscured glass window to side.

Kitchen/Diner: 15' 7" x 9' 8" (4.75m x 2.95m), Fitted at wall and base level with contemporary style units providing worktop and storage space, sink unit, electric oven, separate electric hob with hood over, integrated dish washer and washing machine, space for American style fridge/freezer, space for tumble dryer, part tiled walls, sockets with USB points, radiator, window to front.





Lounge: 15' 8" x 11' 2" (4.78m x 3.4m), Radiator, window and patio doors to rear with views, first floor stairs to -

Landing: Radiator, airing cupboard with shelving, window to rear with views, stairs to second floor.

Bedroom Two: 15' 11" x 9' 1" (4.85m x 2.77m), Built-in double wardrobe, built-in cupboard, radiator, windows to front.

Bedroom Three: 10' 7" x 6' 9" (3.23m x 2.06m), Radiator, window to front.

Bathroom: 7' 8" x 4' 11" (2.34m x 1.5m), Three piece suite comprising bath with shower over, low level W.C., pedestal wash hand basin, extractor, heated towel rail, part tiled walls, obscure glass window to rear.

Second Floor Landing: Window to side.

Bedroom One: 12' 4" x 10' 9" (3.76m x 3.28m), Built-in cupboard, eaves storage, radiator Velux skylights, door to -

En-suite Shower Room: Corner shower cubicle with tiled surround, low level W.C., pedestal wash hand basin with tiled splash-back, extractor, heated towel rail, Velux skylight.

Outside: A shared private road gives access to parking spaces for two vehicles at the front of the property. There is a pathway to the front door and a side gate leads to the good sized, well maintained rear garden which is south facing and has a patio area, lawned area, garden shed with power & light and is made private by hedge and fence boundaries.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.







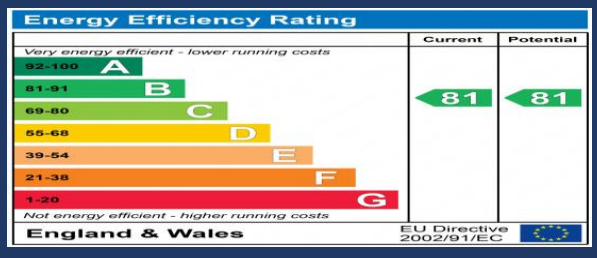


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.









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