



**FREEHOLD**

**£199,950**



**3 QUABBS ROW, DRYBROOK ROAD, DRYBROOK,  
GLOUCESTERSHIRE, GL17 9JB**

- TWO BEDROOMS
- SHOWER ROOM
- OFF ROAD PARKING
- DOWNSTAIRS W.C.
- GOOD SIZED GARDENS
- KITCHEN
- DOUBLE GLAZING
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING

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# 3 QUABBS ROW, DRYBROOK ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9JB

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A FULL OF CHARACTER TWO BEDROOM END-TERRACED COTTAGE SITUATED IN THE POPULAR VILLAGE OF DRYBROOK AND WITH AMPLE OFF ROAD PARKING AND LARGE GARDENS.**

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.

Front door to -

**Lounge:** 11' 3" x 11' 3" (3.43m x 3.43m), Radiator, window to front, fireplace and exposed stone wall.

**Dining Room:** 11' 9" x 8' 0" (3.58m x 2.44m), Radiator, window to side, stairs off.

**Kitchen:** 12' 9" x 5' 8" (3.88m x 1.73m), Skylight, sink unit, fitted cupboards, window, plumbing for washing machine, window and door to -



**Rear Hall:** Radiator, glazed door to outside. Off which is -

**W.C.:** W.C., radiator.

**First Floor Landing:**

**Bedroom One:** 11' 2" x 10' 11" (3.40m x 3.32m), Window to front, radiator, fitted wardrobes, exposed stone wall and display fireplace, gas boiler for central heating and domestic hot water.



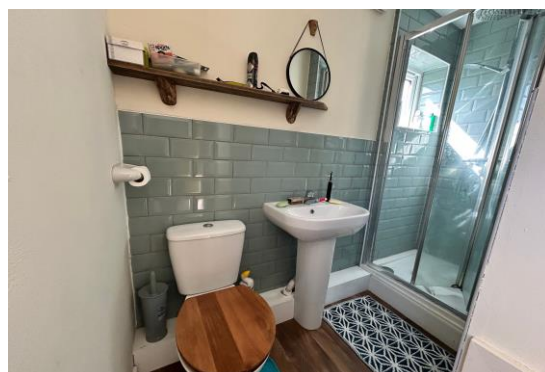
**Shower Room:** Comprising W.C., wash hand basin, shower cubicle, metro tiles, storage cupboard, window, radiator.

From the landing stairs lead to -

**Bedroom Two: 10' 10" x 9' 6" (3.30m x 2.89m),** Radiator, window to rear with views.

**Outside:** To the front is a large parking area for two vehicles with gate leading to rear garden. Steps lead down to a stone patio area, lawned area, herbaceous borders and a path leads to brick outhouse and kennel.

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

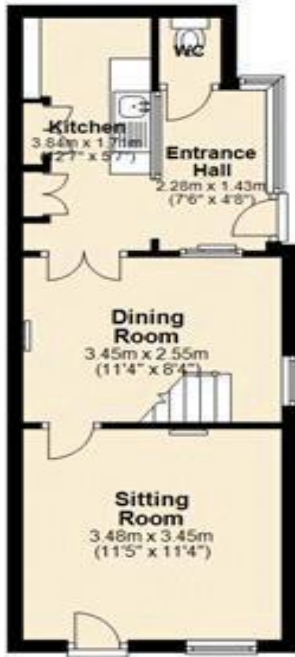


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

### Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



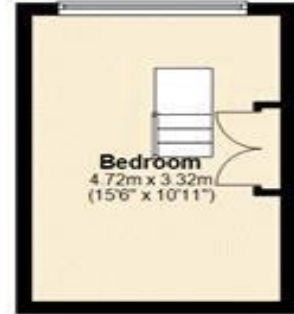
### First Floor

Approx. 21.8 sq. metres (234.4 sq. feet)

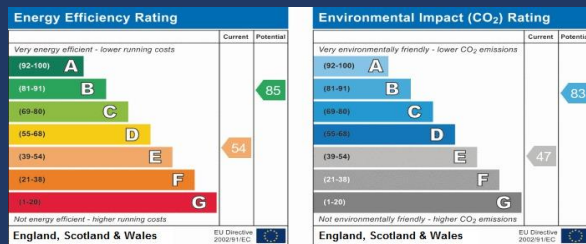


### Second Floor

Approx. 15.7 sq. metres (168.6 sq. feet)



Total area: approx. 71.3 sq. metres (767.2 sq. feet)



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982