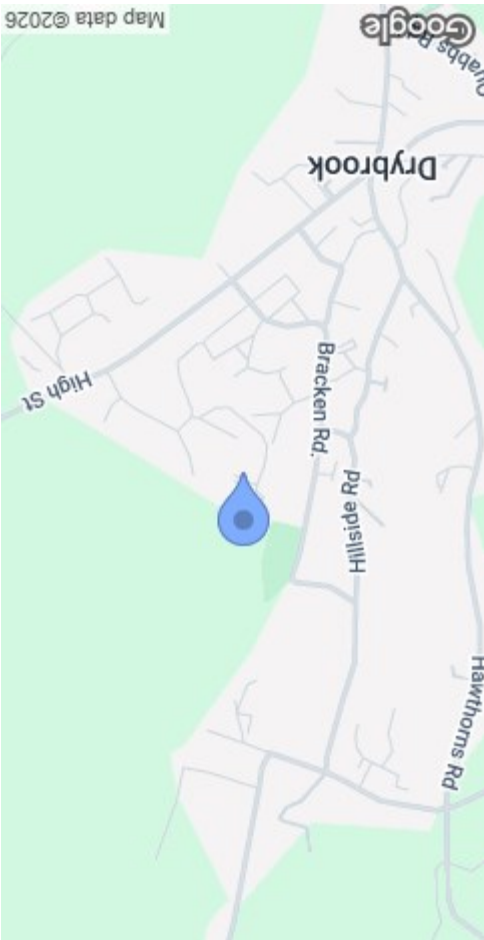




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
100 (A+++)	100 (A+++)
95 (A++)	95 (A++)
90 (A+)	90 (A+)
85 (A)	85 (A)
80 (B)	80 (B)
75 (C)	75 (C)
70 (D)	70 (D)
65 (E)	65 (E)
60 (F)	60 (F)
55 (G)	55 (G)
50 (H)	50 (H)
45 (I)	45 (I)
40 (J)	40 (J)
35 (K)	35 (K)
30 (L)	30 (L)
25 (M)	25 (M)
20 (N)	20 (N)
15 (O)	15 (O)
10 (P)	10 (P)
5 (Q)	5 (Q)
0 (R)	0 (R)



17 Forest Edge
Drybrook GL17 9HY

Guide Price £260,000

A VERY WELL-PRESENTED and SPACIOUS THREE-BEDROOM END-TERRACE PROPERTY, ideal for FIRST-TIME BUYERS and FAMILIES as a TURN-KEY HOME, situated in a QUIET CUL-DE-SAC on the EDGE OF DRYBROOK. This LIGHT and AIRY home benefits from a SPACIOUS 16.FT LOUNGE/DINER, ENCLOSED SOUTH-FACING REAR GARDEN with ELEVATED VIEWS, ALLOCATED PARKING FOR ONE VEHICLE and WOODLAND WALKS CLOSE BY.

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.



A pair of double doors lead into;

FRONT PORCH

Ideal for storing coats and shoes, an inner door leads into;

ENTRANCE HALL

Stairs ascend to the first floor landing, tiled flooring, fibre internet point, doors lead off to the cloakroom, lounge/diner and kitchen.

CLOAKROOM

6'7 x 10'2 (2.01m x 3.10m)

Comprising a low level w.c, pedestal washbasin unit with tiled splash-backs, tiled flooring and obscured front aspect window.

LOUNGE / DINER

16'5 x 15'3 (5.00m x 4.65m)

A bright and spacious room with plenty of space for a good sized dining table with built-in under-stairs storage cupboard, radiators, tv point, rear aspect window and French doors open out to the rear garden.

KITCHEN

10'6 x 8'8 (3.20m x 2.64m)

Featuring a range of fully fitted contemporary wall and base level units with laminate worktops and an inset stainless steel sink unit with drainer, built-in electric oven with gas hob and extractor hood above, space for a washing machine, dishwasher and fridge/freezer. Additionally there is a tiled floor, radiator and front aspect window.

LANDING

Airing cupboard housing the pressurised hot water cylinder, loft access to part boarded and insulated loft space, doors lead off to the three bedrooms and family bathroom.

BEDROOM ONE

14'4 x 7'4 (4.37m x 2.24m)

A good sized double room with a radiator, front aspect window.

BEDROOM TWO

12'8 x 8'7 (3.86m x 2.62m)

A further double sized room with a radiator and rear aspect window having fine elevated views towards Harrow Hill and countryside in the distance.

BEDROOM THREE

10'5 x 7'9 (3.18m x 2.36m)

A good single sized bedroom with a radiator, front aspect window.

FAMILY BATHROOM

8'6 x 6'4 (2.59m x 1.93m)

Comprising a contemporary white three piece suite including a panelled bath with mains fed shower over, close coupled w.c and pedestal washbasin unit with tiled splash-backs. Partly tiled walls, radiator, extractor fan, shaver point, obscured rear aspect window.

PARKING

There is one allocated parking space to the property, and a gravelled front garden with potential to park an additional smaller vehicle.

OUTSIDE

The front garden is laid to gravel with paths leading to the front entrance and side gate to the rear garden. The enclosed south-facing garden enjoys views towards countryside, and comprises of a patio seating terrace with pergola, steps lead down to a lower lawned area with sheds. There is a useful purpose built medical storage room with water and power that has great potential to be converted into a garden office or studio.

SERVICES

Mains water, electric, drainage and gas central heating.

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.

LOCAL AUTHORITY

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

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Mitcheldean, proceed up Stenders Hill towards Drybrook. On entering the village, take the first right into Mannings Road, followed by the first left into Morman Close. Bear right into Forest Edge, where No. 17 can be found on the right-hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

