



**FREEHOLD**

**£260,000**



**CARIAD, HIGH STREET, DRYBROOK, GLOUCESTERSHIRE, GL17  
9ES**

- TWO BEDROOMS (POTENTIALLY THREE)
- LARGE LOUNGE
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- GARAGE & AMPLE OFF ROAD PARKING

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## A WELL MAINTAINED TWO BEDROOM (POTENTIALLY THREE) SEMI-DETACHED HOUSE IN A POPULAR LOCATION.

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 -

**Hall:** Radiator.

**W.C.:** Two piece suite, radiator, window.

**Lounge:** 16' 2" x 11' 7" (4.92m x 3.53m), Display fireplace, window to front, radiator.

**Kitchen/Dining Room:** 14' 10" x 12' 8" (4.52m x 3.86m), Wall and base level units, breakfast bar, fitted oven and hob with hood over, sink unit, plumbing for automatic washing machine, window to rear, French doors to rear, radiator, built-in cupboard with gas boiler for central heating and domestic hot water, tiled splash-backs, dresser unit.



**Landing:** Radiator, loft access, airing cupboard with radiator.

**Bathroom:** 8' 4" x 8' 3" (2.54m x 2.51m), Three piece suite, radiator, half tiled walls, extractor, window.

**Bedroom Two:** 12' 4" x 8' 4" (3.76m x 2.54m), Fitted wardrobes, radiator, window to rear. En-suite with shower cubicle and extractor.



**Bedroom One: 15' 0" x 12' 6" (4.57m x 3.81m),**

Two windows to front, fitted wardrobes, bedside cabinets, built-in cupboard, dressing table with drawers, radiator.

**Outside:** Gardens to front. Private west facing rear garden with patio area, garage, greenhouse, off road parking.

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



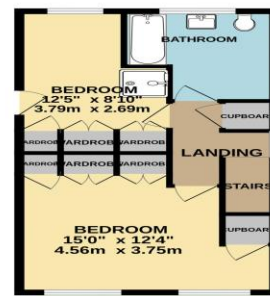
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
723 sq. ft. (67.2 sq.m.) approx.

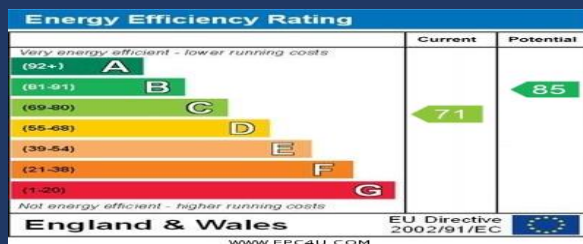


1ST FLOOR  
437 sq. ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq. ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items, are approximate, and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ABOUT  
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