



**FREEHOLD**

**£160,000**



**1, QUABBS ROW , DRYBROOK ROAD, DRYBROOK, GL17 9JB**

- RECEPTION
- KITCHEN
- TWO BEDROOMS

- LIVING ROOM
- SHOWER ROOM
- OUTSIDE

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

# 1, QUABBS ROW , DRYBROOK ROAD, DRYBROOK, GL17 9JB

**A TWO BEDROOM END TERRACE COTTAGE IN THE HEART OF THE POPULAR VILLAGE OF DRYBROOK WHICH BENEFITS FROM LOCAL SHOP, POST OFFICE, CHEMIST, PUBLIC HOUSE, PRIMARY JUNIOR SCHOOL, FISH AND CHIP SHOP. EASY ACCESS TO ROSS ON WYE WITH ITS LINK TO THE M5 AND VIA THE A40 TO GLOUCESTER AND CHELTENHAM.**

**RECEPTION :** Door to front

**LIVING ROOM :** 11' 0" x 9' 4" (3.35m x 2.84m)

Radiator, wood laminate floor and window to front

**SPLIT IN TO TWO PARTS. KITCHEN :** 8' 9" x 8' 4" (2.66m x 2.54m), Base and eye level storage units with worktop space incorporating four ring electric hob and fitted electric oven, laminate floor, windows to rear

**7' 6" x 5' 2" (2.28m x 1.57m)**, with base level storage unit incorporating single drainer one and a half stainless steel steel sink unit with hot and cold tap over, plumbing for automatic washing machine, door to rear and outside.

**SIDE HALLWAY:** Radiator, tiled floor and door to front. Off this:

**SHOWER ROOM:** With shower cubicle, close coupled WC, pedestal wash hand basin, tiled floor, radiator and window to side



**STAIRS TO FIRST FLOOR LANDING : ,**

**BEDROOM ONE:** 11' 0" x 9' 9" (3.35m x 2.97m), Radiator, wall mounted Worcester gas fired boiler (hot water and central heating), window to front

**BEDROOM TWO:** 8' 6" x 7' 5" (2.59m x 2.26m), Radiator, wood laminate floor and window to side

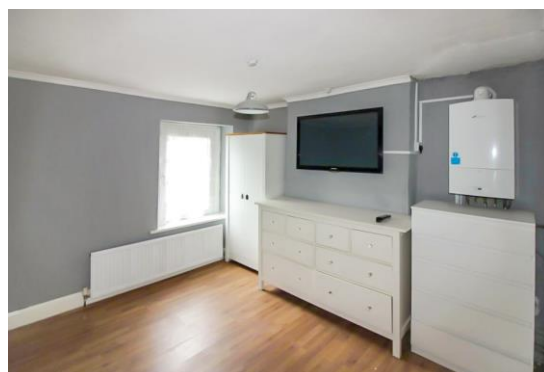
**OUTSIDE:** Enclosed garden to rear mainly laid to lawn with patio and decking area overlooking farm land and hedge and stone wall boundaries



**SERVICES: all mains. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.: ,**

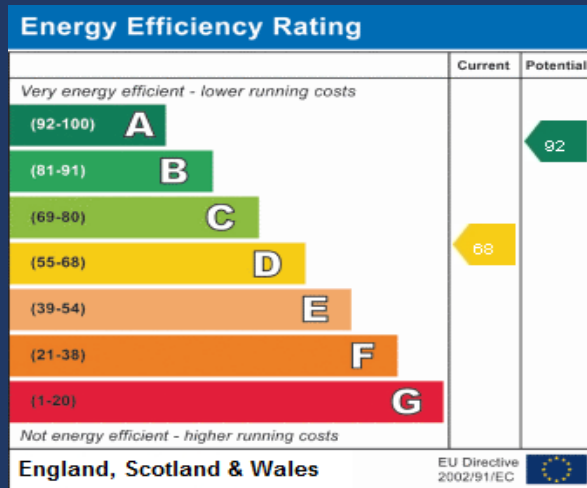
**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**

**FROM CINDERFORD TOWN CENTRE PROCEED DOWN THE HIGH STREET AND FOLLOW THE ROAD ON THROUGH STEAM MILLS UNTIL YOU COME TO THE TRAFFIC LIGHTS. TURN RIGHT SIGNPOSTED MITCHELDEAN AND THEN IMMEDIATELY LEFT FOR RUARDEAN/DRYBROOK. FOLLOW THE ROAD FOR APPROXIMATELY 100 YARDS TAKING YOUR NEXT TURNING RIGHT FOR DRYBROOK. CONTINUE ALONG THIS ROAD INTO THE VILLAGE, PASSING THE PRIMARY SCHOOL ON THE LEFT HAND SIDE AND THE PROPERTY CAN BE FOUND A SHORT DISTANCE FURTHER ON, WITH A FOR SALE BOARD.**



**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 833333**



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**