



FREEHOLD

£350,000



**CHAPEL HOUSE, HAWTHORNS ROAD, DRYBROOK,
GLOUCESTERSHIRE, GL17 9BS**

- DETACHED COTTAGE
- TWO RECEPTION ROOMS
- OIL CENTRAL HEATING
- PARKING TO FRONT & REAR
- POPULAR VILLAGE LOCATION
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- LARGE GARDENS
- GOOD SIZED WORKSHOP WITH POWER & LIGHT

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CHAPEL HOUSE, HAWTHORNS ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9BS

SITUATED IN THE POPULAR AND SOUGHT AFTER VILLAGE OF DRYBROOK, A THREE BEDROOMED DETACHED COTTAGE WITH LARGE GARDENS AND PLENTY OF OFF ROAD PARKING.

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 -

Porch: Half glazed, glazed double doors to -

Hall: Radiator.

Dining Room: 11' 2" x 11' 0" (3.40m x 3.35m),
Window to front, radiator.



Lounge: 17' 0" x 10' 0" (5.18m x 3.05m),
Stone fireplace, radiator, windows to side and front, beamed ceiling.

Kitchen: 17' 10" x 6' 0" (5.43m x 1.83m),
Fitted at wall and base level providing worktop and storage space, sink unit, tiled splash back, radiator, window to rear, door to rear.

Bathroom: Sink unit, W.C., bath with over-bath shower and screen, radiator.

Off the bathroom -



Walk-in Airing Cupboard: ,

Also off the bathroom -

Boiler Room: Oil boiler providing central heating and domestic hot water.

First Floor Landing: Radiator.

Bedroom One: 17' 0" x 10' 0" (5.18m x 3.05m),
Windows to front and rear, radiator, access to loft.

Bedroom Two: Window to rear, radiator.

Bedroom Three: 14' 6" x 7' 6" (4.42m x 2.28m),
Window to front, radiator.

Outside: The front of the property has parking for two cars and herbaceous borders. A driveway leads to the rear garden with patio area, decked area, lawned area, herbaceous borders, oil tank, block built workshop (18' 6" x 11' 0" (5.63m x 3.35m)) with power & light.

Services: Mains water, electricity and drainage 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
836 sq.ft. (77.6 sq.m.) approx.

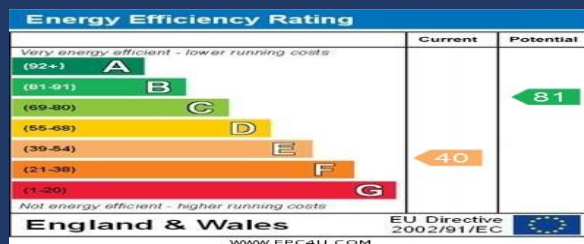


1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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PASSIONATE
ABOUT
Property
SINCE 1982