



FREEHOLD

£275,000



**5 MAIN ROAD, BRIERLEY, DRYBROOK, GLOUCESTERSHIRE,
GL17 9DL**

- THREE BEDROOMS
- KITCHEN/DINER
- FAMILY BATHROOM
- FOREST VIEWS
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C.
- RECENTLY RENOVATED
- DRIVEWAY AND PARKING

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5 MAIN ROAD, BRIERLEY, DRYBROOK, GLOUCESTERSHIRE, GL17 9DL

A COMPLETELY RENOVATED THREE BEDROOM SEMI DETACHED HOME, SITUATED WITHIN A FANTASTIC FOREST LOCATION WITH A VARIETY OF MOUNTAIN BIKING TRIALS AND RURAL WALKS ON ITS DOORSTEP, DRIVEWAY AND OFFERED WITH NO ONWARD CHAIN. NO5 OFFERS A GENEROUS ACCOMMODATION OF WHICH HAS BEEN MODERNISED THROUGHOUT TO CREATE A BRIGHT AND APPEALING HOME. THE CURRENT VENDORS HAVE UPGRADED THE HEATING SYSTEM, RE RENDERED THE EXTERIOR WALLS, FITTED NEW BATHROOM, KITCHEN AND GENERAL COSMETICS THROUGHOUT, THE ACCOMMODATION COMPRISES; ENTRANCE HALL, LOUNGE, KITCHEN/DINER, CLOAK ROOM. AT FIRST FLOOR THERE IS THREE BEDROOMS AND A BATHROOM. OUTSIDE IN PREDOMINATELY LAID TO LAWN (FRONT AND BACK) WITH A LARGE SHED, GREEN HOUSE AND LARGE REAR DRIVEWAY (SPACE FOR 3 CARS).

Brierley benefits from village stores and petrol station and is close to a bus route to the towns of Cinderford and Coleford.

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 -

Entrance Hall: Access through to lounge and Kitchen/Diner, stairs leading up to first floor.

Lounge: 11' 0" x 17' 0" (3.35m x 5.18m), Windows to front and rear, radiator, carpeted flooring.

Kitchen/Diner: Windows to front and rear aspect, feature wood storage area, radiator, range of fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated fridge freezer, integrated dishwasher, integrated oven, hob with extractor hood, space and plumbing for washing machine/dryer, under stairs cupboard, door providing access to rear porch and cloakroom.



Porch: Offering space for shoes and coats - door to rear garden and cloakroom.

Cloakroom: W.C., sink.

First Floor Landing: Window to rear aspect, radiator, access to bedrooms and bathroom, cupboard housing recently installed gas boiler.

Bedroom One: 12' 0" x 14' 0" (3.65m x 4.26m), Window to front aspect with views, radiator, carpeted flooring, built-in cupboard housing hot water tank.



Bedroom Two: 8' 5" x 11' 0" (2.56m x 3.35m),
Window to front aspect with views, radiator,
carpeted flooring.

Bedroom Three: 7' 9" x 8' 1" (2.36m x 2.46m),
Window to rear aspect with views, radiator,
carpeted flooring.

Bathroom: W.C., wash hand basin with vanity
unit, panelled bath with shower head over
and glass screen, tiled splash - backs, heated
towel rail.

Outside: To the front of the property, there is
lawned area with a pathway running down
the middle providing access to the property.
The front garden is enclosed by stone surround
and there is a gate for access. To the rear of
the property, there garden is mainly laid to
lawn and there are a variety of shrubs, flowers
and trees with patio area, large garden shed
and Green house. There are views of
woodland surrounding.

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



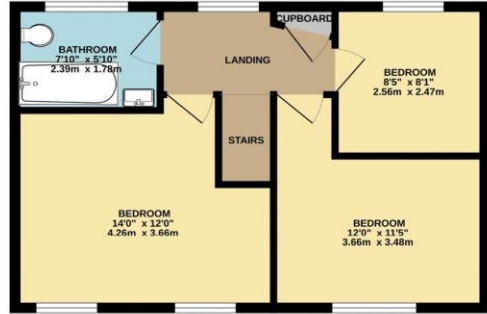
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

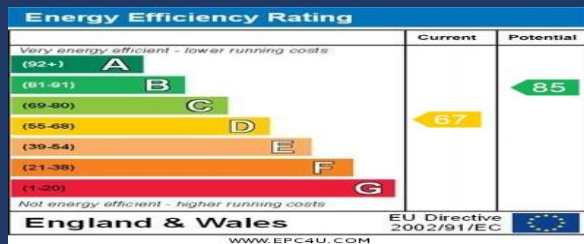


1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 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