



FREEHOLD

£335,000



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

- THREE BEDROOMS
- LARGE GARDENS
- DOUBLE TANDEM GARAGE
- REAR ACCESS AND PARKING
- TWO RECEPTION ROOMS
- WORKSHOP
- VIEWS TO FRONT ELEVATION

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS SPACIOUS, PERIOD, THREE BEDROOMED SEMI-DETACHED BAY FRONTED HOUSE IN A SOUGHT AFTER VILLAGE, CLOSE TO WOODLAND WALKS AND WITHIN THE DENE MAGNA CATCHMENT AREA.

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.

Entrance door to -

Porch: Quarry tiled floor, door with side panel to -

Hall: Radiator, under-stairs storage cupboard.

Lounge: 12' 8" x 12' 4" (3.86m x 3.76m), Bay window to front with view, gas living flame fire, radiator.



Dining Room: 12' 4" x 12' 0" (3.76m x 3.65m), Display fireplace with electric fire, radiator, French doors to -

Conservatory: 8' 0" x 6' 0" (2.44m x 1.83m), Fully glazed.

Kitchen: 15' 0" x 7' 10" (4.57m x 2.39m), Fitted at wall and base level, sink unit, plumbing for washing machine and dishwasher, double oven gas hob with hood over, tiled floor, tiled splash-backs, windows to side and rear, stable door to side.

First Floor Landing: Window to side, loft access, radiator.



Bedroom One: 13' 0" x 11' 4" (3.96m x 3.45m),
Fitted wardrobes, radiator, bay window to front with views.

Bedroom Two: 9' 10" x 10' 3" (2.99m x 3.12m),
Fitted wardrobes, window to rear, radiator.

Bedroom Three: 8' 0" x 8' 0" (2.44m x 2.44m),
Radiator, window to front with views.

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

Outside: The front has gated access with driveway to the side, easy maintained gravelled area. The rear has a garage (24' 0" x 8' 0" (7.31m x 2.44m)) with power & light, lawned areas, patio, arbor, herbaceous borders, workshop (12' 0" x 10' 0" (3.65m x 3.05m)), double gates to rear with hard-standing.

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



PASSIONATE
ABOUT
Property
SINCE 1982