



FREEHOLD

£225,000



9 NORTH AVENUE, DRYBROOK, GLOUCESTERSHIRE, GL17 9HU

- THREE BEDROOMS
- FAMILY BATHROOM
- GARDENS
- OIL FIRED CENTRAL HEATING
- SHED WITH POWER & LIGHTING
- FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- ALLOTTED PARKING
- DOUBLE GLAZING
- PLEASANT OUTLOOK TO REAR OVER THE ROOFTOPS AND FIELDS TOWARDS HARROW HILL

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN THE POPULAR VILLAGE OF DRYBROOK. THE PROPERTY WOULD MAKE A PERFECT STARTER HOME OR INVESTMENT PROPERTY.

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.

UPVC front door with side glass panel to –

Entrance Hall: , Lovely and light entrance with wood effect floor, radiator.

Lounge: 13' 5" x 11' 8" (4.09m x 3.55m), French doors to garden, wood effect flooring, T.V. point, feature fireplace housing electric fire.



Kitchen: 15' 5" x 11' 7" (4.70m x 3.53m), Beautiful oak fronted fitted kitchen having wall and base units providing ample worktop and storage space. The worktops and splash-backs are granite effect and there is an induction style fitted hob with extractor and light over. There is an eye level fitted oven and separate grill, one and a half bowl sink unit with mixer tap, plumbing for automatic washing machine, fitted plate rack, wood effect floor, larder style cupboard with shelving and separate cupboard housing oil fired Worcester boiler supplying central heating and domestic hot water, radiator, window overlooking rear garden, door to –

Inner Hall: Access to –



Downstairs Cloakroom: Low level W.C., radiator, window.

From hall, stairs to -

First Floor Landing: Radiator, airing cupboard with shelving (& hot water tank), access to part boarded loft.

Bedroom One: 13' 4" x 9' 8" (4.06m x 2.94m), Double glazed window to front, wood effect flooring, radiator.

Bedroom Two: 11' 9" x 11' 6" (3.58m x 3.50m), Double glaze window to rear with pleasant outlook over the rooftop towards Harrow Hill, wood effect flooring, radiator.

Bedroom Three: 9' 4" x 8' 3" (2.84m x 2.51m), Double glazed window to front, wood effect flooring, radiator, over-stairs cupboard.

Family Bathroom: Beautifully fitted comprising low level W.C., wash hand basin, panelled bath with shower over, contrasting wall and floor tiles, heated chrome towel rail, window.

Outside: A gateway leads to the front garden with pea gravel and a decked seating area. To the rear is a patio and lawn with gravelled area. There is a brick built shed with power and lighting - (the current owners have dog kennels). The garden has fenced boundaries and a gate leads outside where there are two allotted parking spaces.

Services: Mains water, drainage and electricity are connected to the property. The heating system and services where applicable have not been tested.



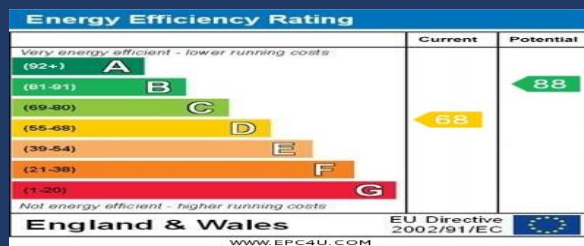
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR



1ST FLOOR



PASSIONATE
ABOUT
Property
SINCE 1982