



**FREEHOLD**

**£299,000**



**DELMAR, WOODEND ROAD, HARROW HILL, DRYBROOK,  
GLOUCESTERSHIRE, GL17 9LA**

- DETACHED TWO DOUBLE BEDROOMED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- LARGE LOFT SPACE (IDEAL FURTHER BEDROOM SUBJECT TO PLANNING REGS.)
- GARAGE
- GOOD SIZED LOUNGE
- SHOWER ROOM
- DOUBLE GLAZING
- GOOD SIZED GARDENS
- OIL CENTRAL HEATING
- NO ONWARD CHAIN

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# DELMAR, WOODEND ROAD, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9LA

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS NEATLY PRESENTED DETACHED BUNGALOW SITUATED IN THE POPULAR HAMLET OF HARROW HILL. THE PROPERTY IS THE FIRST TIME TO THE MARKET SINCE BEING BUILT IN 1961 AND BENEFITS FROM AMPLE PARKING, GARAGE AND PLEASANT OUTLOOK.**

Harrow Hill is a popular and sought after Village above the Village of Drybrook. 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 door to -

**Entrance Hall:** Radiator, access to loft via pull down ladder - the loft is boarded and has a window to front (would make ideal futher bedroom subject to building regs.).

**Lounge:** 15' 0" x 10' 3" (4.57m x 3.12m), Windows to two aspects making this a lovely light room, coved ceiling, two radiators.

**Bedroom One:** 12' 0" x 10' 2" (3.65m x 3.10m), Picture window to front with pleasant outlook, radiator, built-in wardrobes.



**Bedroom Two:** 10' 3" x 10' 1" (3.12m x 3.07m), Window to side, radiator, built-in cupboards.

**Shower Room:** Three piece suite comprising adapted shower, low level W.C., wash hand basin, radiator, window with obscure glass.

**Kitchen/Breakfast Room:** 10' 4" x 11' 3" (3.15m x 3.43m), Fitted with wall and base units providing worktop and storage space, one and a half bowl sink unit, windows to two aspects, plumbing for washing machine, two cupboards - one for storage and one housing water tank with shelving, (there are a range of white goods being left by the owner), door to gardens.



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

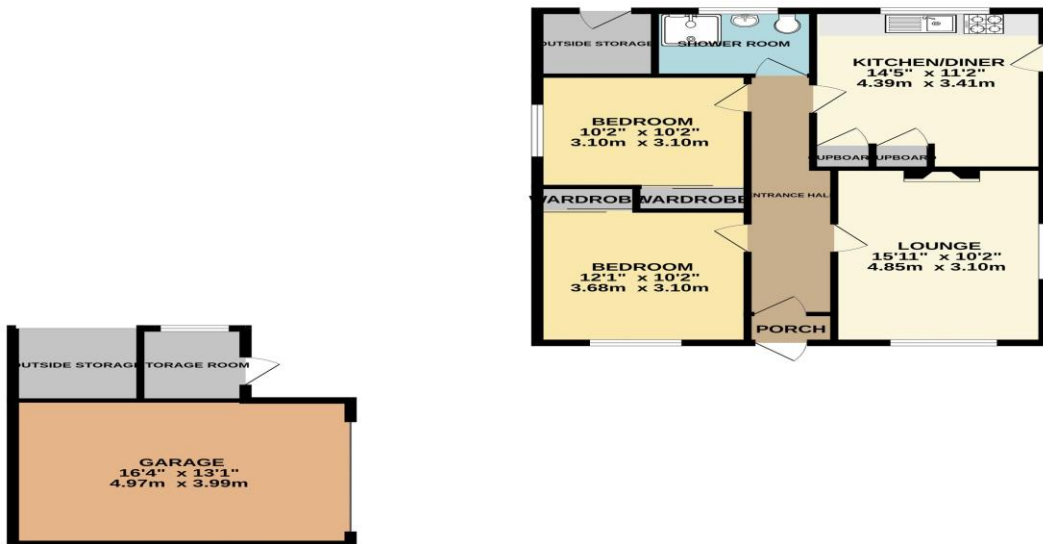


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

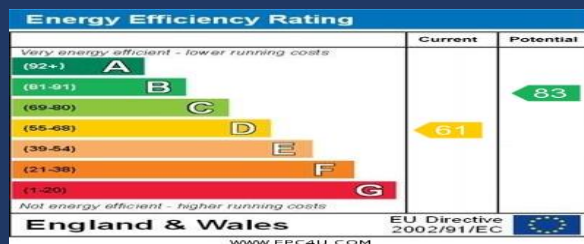


GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 information 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 operation or efficiency can be given.  
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ABOUT  
*Property*  
SINCE 1982