



**FREEHOLD**

**Offers Over £225,000**



**1 QUABBS ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9JD**

- FOUR BEDROOMS
- KITCHEN/DINER
- BATHROOM
- GARDENS
- POPULAR VILLAGE LOCATION
- EN-SUITE TO MASTER BEDROOM
- LIVING ROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING

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# 1 QUABBS ROAD, DRYBROOK, GLOUCESTERSHIRE, GL17 9JD

## KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS SPACIOUS FOUR BEDROOM, SEMI-DETACHED COTTAGE IN A POPULAR VILLAGE, IDEAL AS A HOLIDAY HOME/AIR BNB.

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 -

**Living Room: 25' 0" x 17' 5" (7.61m x 5.30m),** Windows to front and side, radiators, fireplace with wood-burning stove.

**Kitchen/Diner: 22' 0" x 6' 0" (6.70m x 1.83m),** Fitted at wall and base level providing worktop and storage space, double oven, hob with hood over, tiled floor, radiator, breakfast bar, sink unit, boiler cupboard housing gas boiler for central heating and domestic hot water.

**Conservatory: 9' 5" x 6' 8" (2.87m x 2.03m),** Tiled floor, radiator.



From Living Room, stairs to -

**First Floor Landing:** Sky light.

**Bedroom One: 13' 0" x 8' 4" (3.96m x 2.54m),** Window to front, radiator, built-in wardrobes. En-suite: shower cubicle, W.C., wash hand basin, tiling to floor and walls, towel rail radiator.

**Bedroom Two: 11' 3" x 8' 0" (3.43m x 2.44m),** Radiator, window to rear.



**Bedroom Three: 11' 0" x 8' 0" (3.35m x 2.44m),**  
Radiator, window to rear.

**Bedroom Four: 10' 3" x 8' 0" (3.12m x 2.44m),**  
Radiator, window to front.

**Bathroom:** Fully tiled, three piece suite, towel  
rail radiator, skylight.

**Outside:** Driveway and parking, rear yard and  
car port.

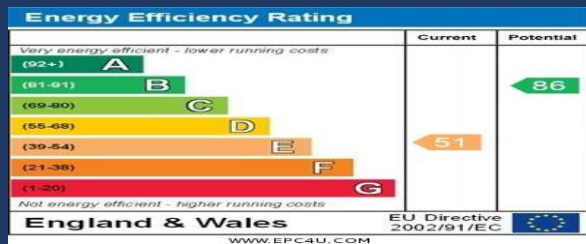
**Agent's Note:** The neighbor's property enjoys  
a right of access.

**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**