



FREEHOLD

£166,000



**2 THE SQUIRRELS, DRYBROOK, GLOUCESTERSHIRE,
GL17 9FB**

- TWO DOUBLE BEDROOMS
- GARDENS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR TWO CARS
- POPLAR VILLAGE LOCATION

www.kjtresidential.co.uk

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AN IMMACULATLY MAINTAINED TWO BEDROOM HOUSE IN A SOUGHT AFTER VILLAGE LOCATION.

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.

Front door to -

Hall: Radiator.

Downstairs Cloakroom: W.C., sink unit, radiator, tiled splash backs.

Kitchen: 11' 6" x 6' 0" (3.50m x 1.83m), Fitted at wall and base level, radiator, fitted oven, hob and hood. Window to front, sink unit, plumbing for automatic washing machine, tiled splash backs.



Lounge: 13' 2" x 13' 0" (4.01m x 3.96m), Radiator, window and French doors to rear, under stairs storage cupboard.

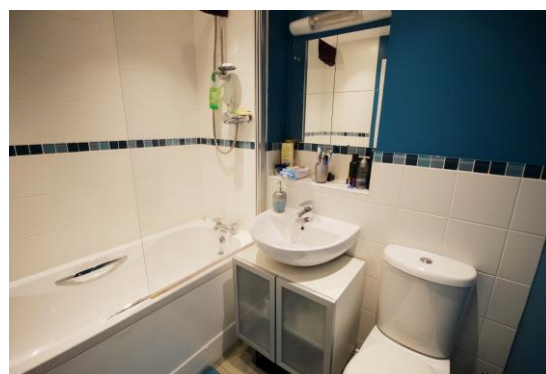
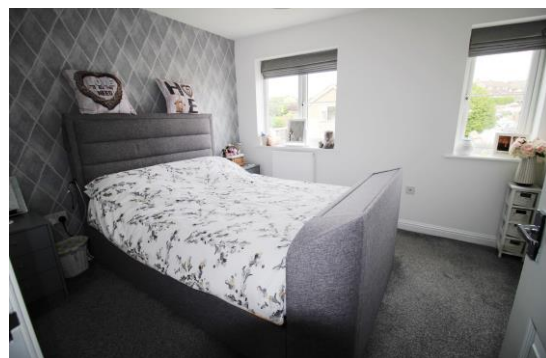
Bedroom One: 11' 0" x 9' 4" (3.35m x 2.84m), Two windows to front, radiator, fitted double wardrobes.

Bedroom Two: 13' 0" x 8' 7" (3.96m x 2.61m), Window to rear, radiator and boiler cupboard with gas boiler for central heating and domestic hot water.

Bathroom: Three piece suite, over bath shower and screen, towel rail radiator, tiled splash backs, extractor.

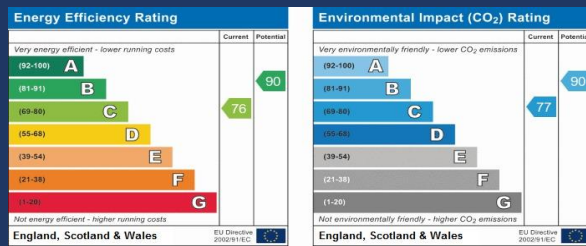


Outside: Decked area, easy maintained gravelled garden with gate way to parking spaces with allotted parking for two cars.



Directions - From our Cinderford office take the A4151 to the junction with A4136. Turn right then left then at Hales Builders Merchants turn right. Follow the road to the village centre then turn right where the property can be found one hundred meters on the right hand side.

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.



PASSIONATE
ABOUT
Property
SINCE 1982