



A fantastic opportunity to acquire a brand new three bedroom semi-detached property with shared driveway and parking (2 allocated spaces and benefitting from an electric charging point), enclosed gardens, solar panels and located in a semi-rural position, close Cinderford's local amenities. Offered with NO onward chain.

This property is perfect for those looking for a turnkey property which offers comfortable living accommodation set over two floors. The ground floor comprises; entrance hall, WC, fitted kitchen/diner, and lounge with doors opening out to rear courtyard. The first floor comprises; three bedrooms and a family bathroom.

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.

Council Tax Band: TBC (Forest of Dean District Council)

Tenure: Freehold

Entrance hall

Access through to downstairs WC, kitchen/diner, lounge and stairs leading up to first floor.

WC

WC, wash hand basin with vanity unit underneath, window to front aspect, tiled splash backs, marble effect tiled flooring.

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated appliances to include; dishwasher, oven, fridge freezer and washing machine/dryer, induction hob with extractor hood over, sink unit with mixer tap and drainer, gas boiler, radiators, window to rear aspect.

Lounge

Spacious room with radiators and doors leading out into the rear garden providing great indoor/outdoor living space.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom.

Bedroom 1

Large bedroom with window to side aspect and velux window to rear aspect, loft access, radiator.

Bedroom 2

Window to front aspect, radiator.

Bedroom 3

Window to front aspect, radiator.

Bathroom

WC, wash hand basin with vanity unit underneath, bath with mixer taps, shower attachment and glass screen, marble effect tiled flooring and splash backs, velux window to rear aspect.

Outside

There is shared parking to the rear of the property, where there is a patio area with steps leading down to the level of the property. There is a pathway which leads around the side and to the front of the property, where you will find access in through the entrance hall.

Services

Mains electric, water and drainage connected (domestic pumping station).

The services and central heating system where applicable have not been tested.

Viewings

By prior appointment with Hills.

Rates

Council tax and EPC to be determined.

Water rates: Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

legal fees

Each party to bear their own legal costs.

Please note

This property is plot 1.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

