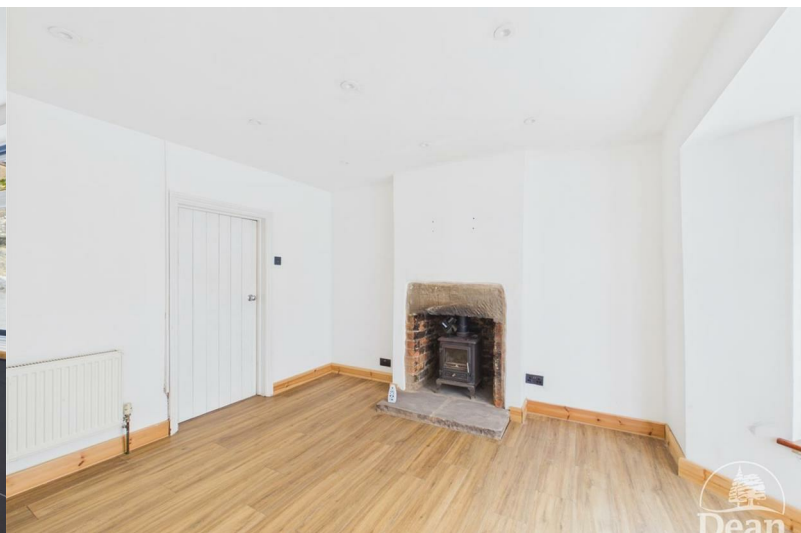




## Hawthorns Road

Drybrook, GL17 9BX

£130,000



\*\*\*NO ONWARD CHAIN!\*\*\*IDEAL FIRST TIME BUY OR INVESTMENT BUY\*\*\*PRICED TO SELL!

Dean Estate Agents are pleased to offer "For Sale" this 2 bedroom semi-detached cottage which is situated in the popular village of Drybrook.

The property has a modern fitted kitchen, sitting room and 2nd reception room which was a former shop.

To the rear is a small courtyard for one to sit out in privacy.

The village of Drybrook is well equipped with general amenities to include, Dr's surgery, chemist, Co-op, primary school, fish 'n' chip shop, both public house, social club and petrol station with general store, Woodland is never far away for cycling, walking and enjoying wildlife.

Parking is available in the FREE public carpark next to the chemist.



#### Entrance Hall :

Entered via UPVC door, steep stairs to first floor, radiator, consumer box, door to lounge.

#### Lounge :

Fireplace with wood burner inset, laminate flooring, radiator, spot lighting, UPVC double glazed bay window to front aspect, door to kitchen / diner.

#### Kitchen / Diner :

Matching base and wall cabinets plus drawers, 1.5 bowl sink unit, eye level electric oven, electric hob with extractor hood over, space and plumbing for washing machine, integrated fridge/ freezer, radiator, laminate flooring, tiled splash backs, UPVC double glazed window to rear aspect, door to second reception room.

#### Second Reception Room :

Radiator, wooden door and window to front aspect, UPVC door to rear courtyard, access to loft space.

#### First Floor Landing :

UPVC double glazed window to front aspect,

access to loft space, wood plank flooring, electric boiler.

#### Bedroom 1 :

Wood panel flooring, fitted sliding door wardrobe with drawers and hanging rails, radiator with cover, UPVC double glazed window to front aspect.

#### Bedroom 2 :

Wood plank flooring, radiator, access to loft space, UPVC double glazed window to rear aspect.

#### Bathroom :

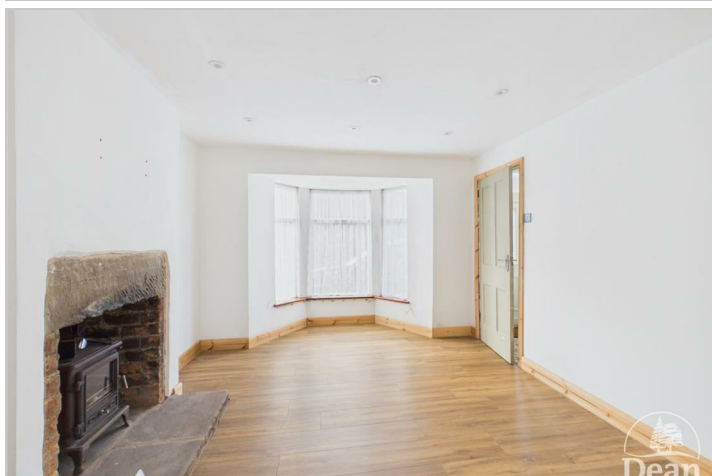
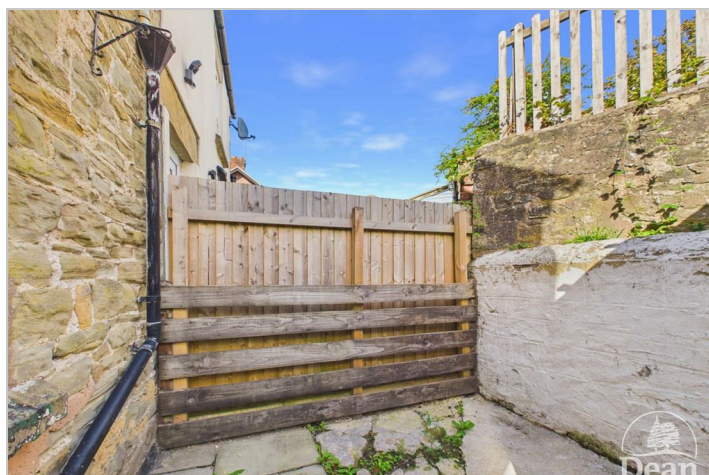
Bath with shower over, low level WC, wash hand basin, wood plank flooring, tiled walls, access to loft space, radiator.

#### Outside :

Pedestrian gate to the side of the property with a raised flower bed, access to second reception room, fully enclosed rear courtyard with stone built shed.

#### Agents Note :

There is gas available to the property.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



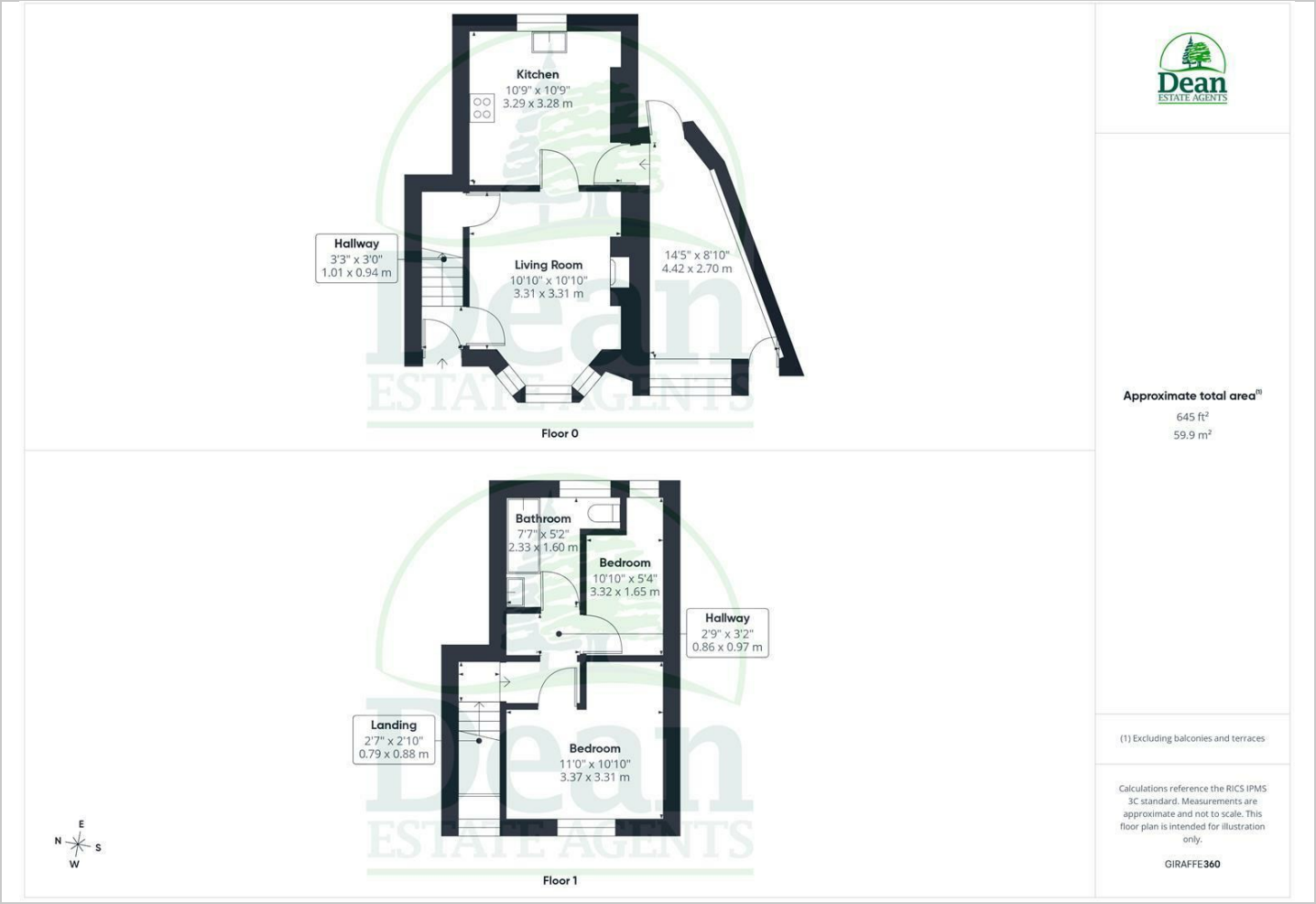
Hybrid Map



Terrain Map



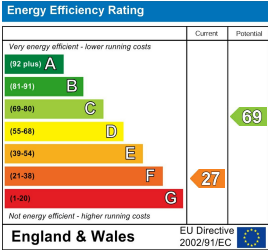
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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