



**Hawthorns
Drybrook
Gloucestershire
GL17 9BS**

Offers in Excess of £565,000

bettermove

Hawthorns Drybrook

Bettermove are pleased to present this charming three bedroom end terrace house in Drybrook.

The property benefits from period features throughout with feature fireplaces with exposed brick chimney breasts and wooden flooring throughout. The council tax band is B.

The interior of this beautifully-presented property comprises a spacious lounge, snug, fitted kitchen and dining room on the ground floor. The first floor consists of three bedrooms and the family bathroom.

Sitting on a 0.74 acre plot, the property boasts extensive gardens with ample lawn and patio areas, as well as off road parking with a turning area and detached garage/workshop, providing off road parking for several vehicles. The vendors have obtained planning permission to build two, three bedroom detached dwellings with off road parking, electric vehicle charging points and gardens. The planning reference number is P1402/21/FUL. Planning permission has also been obtained on a stone outbuilding for a self-contained studio/annexe. Planning reference PO181/04/FUL.

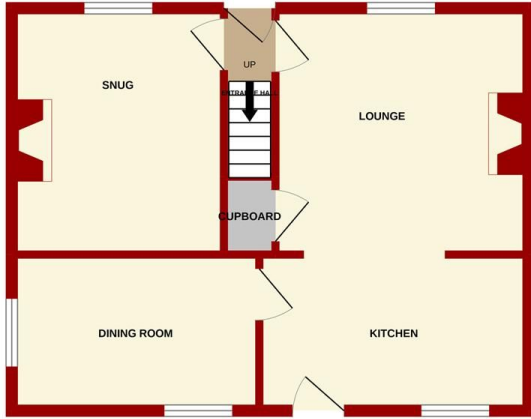
Situated in the sought after village of Drybrook, the property enjoys a semi-rural location with a small number of local amenities nearby such as shops and pubs. A wider range are available in nearby Mitcheldean and Cinderford. Transport connections can be found from the A40, A48, M50, Gloucester and Lydney railway stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

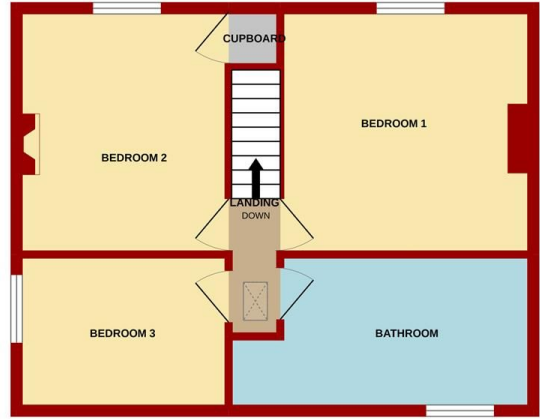
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe. Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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