



## Trinity Road

Harrow Hill, Drybrook, GL17 9LD

£330,000



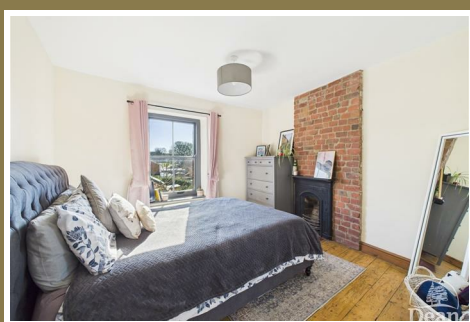


\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*SEPARATE OFFICE WHICH COULD BE CONVERTED TO EXTRA BEDROOM\*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this three bedroom semi detached character cottage set in a semi rural location close to woodland.

The property comprises of cottage style kitchen with quarry tiled floor, dining room with feature fireplace and flag stone floor, sitting room with feature fireplace and stripped wooden floor, three bedrooms, period style four piece bathroom, sash period single glazed windows, stripped wooden doors, beamed ceilings, oil central heating, enclosed front and rear gardens with mature trees and shrubs, attached outside home office and off road parking for several vehicles.

The main photo shows the rear of the cottage.



#### Kitchen :

7'7" x 15'0" (2.33 x 4.58)

Cottage style with wall and base cabinets, glass display unit, enamel sink with mixer tap, electric hob, oven and grill with extractor over, integrated dishwasher, plumbing for washing machine, integrated fridge, tiled splash backs, quarry tiled floor, beamed ceiling with down lighting, radiator, consumer unit, sash windows to front and rear aspect, door to rear, stable door to front, stripped pine door to Dining Room.

#### Dining Room :

12'7" x 13'8" (3.84 x 4.19)

Feature brick fireplace with stone mantle and multi fuel stove inset, cupboard to the side of the chimney breast, feature brick wall, stairs to first floor, beamed ceiling, flag stone floor, radiator, sash window to rear aspect, natural stripped door to sitting room, door to outside.

#### Sitting Room :

11'10" x 12'4" (3.62 x 3.78)

Feature fireplace with tiled inset and hearth and electric fire, recess with cupboards either

side of the chimney breast, wall lighting, beamed ceiling, natural wood flooring, radiator, sash window to rear aspect.

#### First Floor Landing :

3'1" x 5'1" (0.95 x 1.55)

Exposed floorboards, sash window to front aspect.

#### Bedroom 1 :

11'11" x 12'5" (3.64 x 3.80)

Brick feature fireplace with period fire inset, exposed wooden floorboards, natural stripped door, sash window to rear aspect.

#### Bedroom 2 :

9'8" x 10'2" (2.96 x 3.10)

Feature brick wall, over stairs cupboard, radiator, exposed wooden floor boards, sash window to rear aspect.

#### Bedroom 3 :

8'2" x 7'3" (2.49 x 2.21)

Exposed wooden floor boards, radiator, natural pine door, sash window to front aspect

**Bathroom :**

9'3" x 7'8" (2.83 x 2.34)

Period style free standing bath, separate shower cubicle, traditional style low level WC and wash hand basin, exposed wooden flooring, light/shaver socket, sash window to rear aspect.

**Outside :**

Front - Shared driveway with parking for numerous vehicles on the right hand side, outside water tap, enclosed wall garden with

pedestrian gate access and old brick patio area.

Rear - Lawned garden, decking and pergola, mature trees and shrubs, garden shed.

**Attached Home Office :**

11'0" x 9'1" (3.37 x 2.78)

Tiled floor, windows to front and side aspects, stable door and door to boiler room/store. Oil Boiler, work surface and window to side.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

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.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

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



Road Map



Hybrid Map



Terrain Map



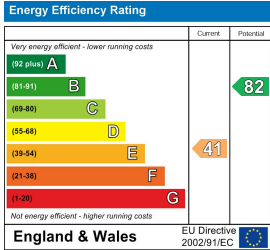
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

