



FREEHOLD

£265,000



3 ROSE COTTAGE, BRIERLEY, DRYBROOK, GLOUCESTERSHIRE, GL17 9DH

- Woodland views
- Lovely setting
- 2 bedrooms
- Cosy lounge with feature fireplace
- Modern kitchen
- Low maintenance gardens
- No onward chain
- Beamed ceilings

www.kjtresidential.co.uk

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KJT ARE DELIGHTED TO OFFER FOR SALE A CHARMING 2 BEDROOMED TERRACE COTTAGE DATING BACK TO 1852 IN AN UNRIVALED SYLVAN SETTING WITH LOVELY VIEWS. IT COMBINES TRADITIONAL CHARACTER WITH A MODERN FITTED KITCHEN AND LOW MAINTENANCE GARDENS AND IS IDEAL AS A RURAL RETREAT.

Living Room: 15' 0" x 10' 10" (4.57m x 3.31m), Entrance door, window to front, feature fireplace with wood burning stove, beamed ceiling, exposed stone wall, and a electric room heater.

Kitchen/Diner: 15' 0" x 11' 9" (4.57m x 3.59m), A lovely light and airy room with a modern kitchen .Fitted at wall and base level with ample worktop and storage space, fitted oven and grill, induction hob, sink unit, integral dishwasher, microwave, tiled splash backs, beamed ceiling, window. dinning area has wall lights and stairs off.

First Floor Landing: Galleried and with sky light.



Bedroom 1: 14' 11" x 11' 9" (4.55m x 3.59m), Picture window to front with lovely views ,stone window sill, feature fireplace, beamed ceiling and skylight.

Bedroom 2: 13' 3" x 10' 5" (4.04m x 3.18m), Picture window to rear with lovely outlook

Shower Room: , With shower cubicle, w.c, vanity wash hand basin, tiled floor, skylight.

Outside: , To the front there is a walled courtyard and to the rear a gate leads to another larger courtyard where there is a good sized store shed and steps leading to a patio area perfect for outdoor entertaining with attractive dry stone walls and well populated herbaceous borders.



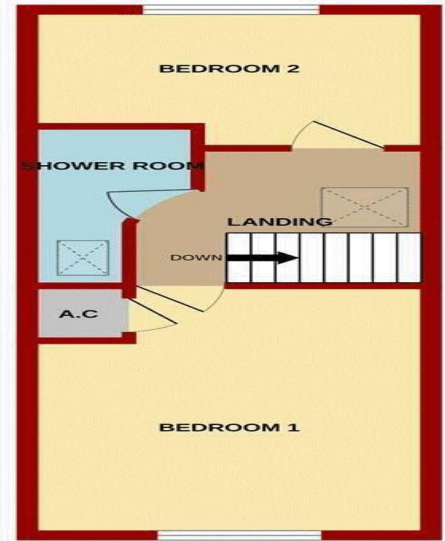
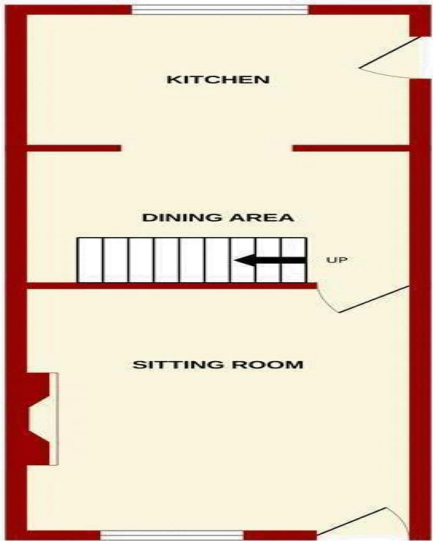
Services: , MAINS WATER AND ELECTRICITY

Tenure: , FREEHOLD

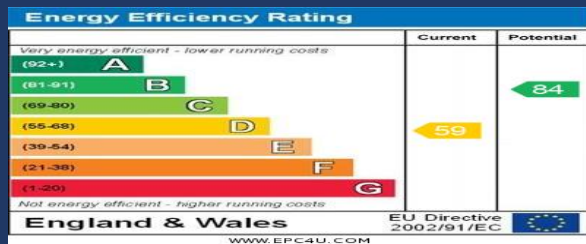
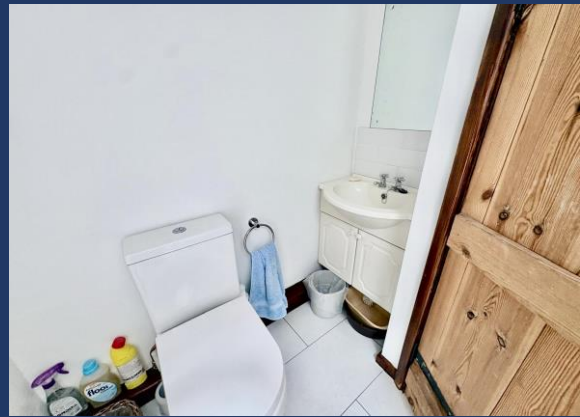


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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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 or omission of this document. 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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