

## Draft Details



£349,995

## Dr Crouchs Road, Eastcombe Gloucestershire, GL6 7EA

Detached house. Village location. Flexible accommodation.  
Garage and parking. Front and rear gardens.

Energy Efficiency Rating: D

## New Property

These Property Details have been produced as an interim measure to provide our customers with outline details of new properties whilst we wait for the owners' approval of the full details.

Please contact us if you require clarification or further information.

## Property Description

Individual detached chalet style property in sought after village location.

## Viewing Arrangement

To arrange a viewing or to get some advice please get in touch with us at our Stroud branch on 01453 766 753 or [stroud@andrewsonline.co.uk](mailto:stroud@andrewsonline.co.uk)

## Entrance Hall

### Kitchen

3.61m x 2.95m (11'10 x 9'8)

### Utility Room

2.24m x 1.70m (7'4 x 5'7)

### Lounge

3.84m x 3.63m (12'7 x 11'11)

### Dining Room

5.44m x 3.61m (17'10 x 11'10)

### Bedroom 1

3.63m x 3.33m (11'11 x 10'11)

### Shower Room

2.79m x 0.97m (9'2 x 3'2)

### Landing

### Bedroom 2

5.82m x 3.10m (19'1 x 10'2)

### Bedroom 3

5.23m x 3.05m (17'2 x 10'0)

### Bathroom

3.23m x 2.34m (10'7 x 7'8)

### Garage

4.57m x 2.44m (15'0 x 8'0)

### Parking

### Front Garden

### Rear Garden

## The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

## Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



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