



FREEHOLD

£350,000



RUBBER MILL HOUSE, BULLO PILL, NEWNHAM, GL14 1ED

- LIVING ROOM
- CONSERVATORY
- CLOAKROOM
- DOUBLE GARAGE

- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- THREE BEDROOMS
- GARDEN

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A THREE BEDROOM DETACHED COTTAGE REQUIRING RENOVATION, WITH DOUBLE GARAGE , GARDENS SITUATED IN THE SMALL HAMLET OF BULLO PILL JUST OFF THE A48, EXCELLENT ROAD LINKS TO M4 AND M5 MOTORWAYS

RECEPTION HALL :

Understairs cupboard, stairs to first floor, radiator, window to rear and door to side.

LIVING ROOM: 27' 3" x 12' 0" (8.30m x 3.65m)

Bradstone open fireplace extending to display shelving, 3 radiators, windows to side and front, French doors to front.

KITCHEN/BREAKFAST ROOM: 12' 6" x 11' 3" (3.81m x 3.43m),

A range of base and eye level storage units with work tops incorporating single drainer one and a half stainless steel sink unit, fitted double Creda oven, free standing oil fired boiler (not tested), radiator, coved ceiling, window to front and door to:

CONSERVATORY: 16' 6" x 6' 0" (5.03m x 1.83m),

Radiator and doors to outside.

UTILITY ROOM:

Plumbing for automatic washing machine, storage cupboards, window to rear.

CLOAKROOM:

Close coupled WC, window to front.



BATHROOM:

Three piece suite comprising panelled bath, pedestal wash hand basin, Mira Excel tiled shower cubicle, radiator, ceramic tiled floor, tiled splash backs, window to rear.

STAIRS TO FIRST FLOOR LANDING:

Window to side. Shelved cupboard.

CLOAKROOM:

Close coupled WC, pedestal wash hand basin, radiator, window to rear.

BEDROOM ONE: 13' 6" x 12' 0" (4.11m x 3.65m),

Radiator, windows to front and side.



BEDROOM TWO: 12' 6" x 12' 2" (3.81m x 3.71m),
Radiator and double wardrobe.

BEDROOM THREE: 12' 2" x 9' 10" (3.71m x 2.99m), Windows to front and rear.

OUTSIDE: Double garage and garden with lawn and trees.

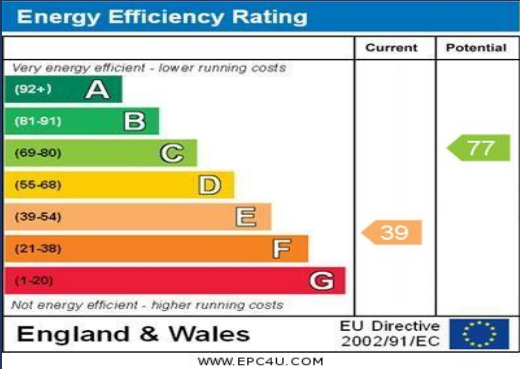
SERVICES: Electric and water mains connected, heating system run via oil boiler, private drainage. The heating system and services where applicable have not been tested.



DIRECTIONS: From Lydney proceed towards Gloucester on the A48, through the village of Blakeney, climbing up the hill and past the woodworks and onto the dual carriageway continuing to the bottom of the hill and around the bend there is a turning to the right approximately quarter of a mile on which is signposted to Bullo Pill, follow this lane down to the left hand arch under the stone bridge, follow down towards a white cottage, just past this cottage there are gates in front of a house, this is Rubber Mill House and the house is white.

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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