



Yard House The Cross, Drybrook, GL17 9ED

£1,250 PCM





# Yard House The Cross

Drybrook, GL17 9ED

- ENTRANCE PORCH
- LOUNGE & DINING ROOM
- UTILITY ROOM
- GROUND FLOOR 4th BEDROOM
- CLOAKROOM
- ENTRANCE HALL
- KITCHEN
- GROUND FLOOR BATHROOM
- THREE FURTHER FIRST FLOOR BEDROOMS
- PARKING

DEAN ESTATE AGENTS LETTINGS offer this 4 bedroom detached family home with PARKING FOR SEVERAL VEHICLES. The property is in good order throughout, the accommodation comprises Entrance Porch, spacious Entrance Hall, Lounge Dining Room, Kitchen, Utility Room, Ground floor 4th Bedroom/Second reception room, Ground floor Bathroom. On the first floor Three further double bedrooms and Cloakroom. Externally Double garage, off road parking and gardens.



Entrance Porch:

Entrance Hall:  
9'0" x 7'5" plus stairs (2.74 x 2.26 plus stairs (2.744 x 2.255))

Lounge/Dining Room:

Dining area: 9'8" x 11'2" (2.95 x 3.40 (2.934 x 3.403))

Kitchen 14'5" x 9'5" (4.39 x 2.87 (4.405 x 2.864))

Utility room:

Inner hall From entrance hall (From entrance hall)

Family room/ Bedroom 4  
12'3" x 13'4" (3.73 x 4.06 (3.733 x 4.065))

Family Bathroom

First Floor Landing





Bedroom 1  
15'4" x 13'0" plus wardrobe (4.67 x 3.96 plus  
wardrobe(4.662 x 3.971))

Bedroom 3      12'2" x 9'4" (3.71 x 2.84 (3.709 x 2.853))

Bedroom 2      11'8" x 9'4" (3.56 x 2.84 (3.546 x 2.849))

Cloakroom

Outside

Garage          17'5" x 18'5" (5.31 x 5.61 (5.317 x 5.608))

Consumer Advice Notes

Directions





## Floor Plans



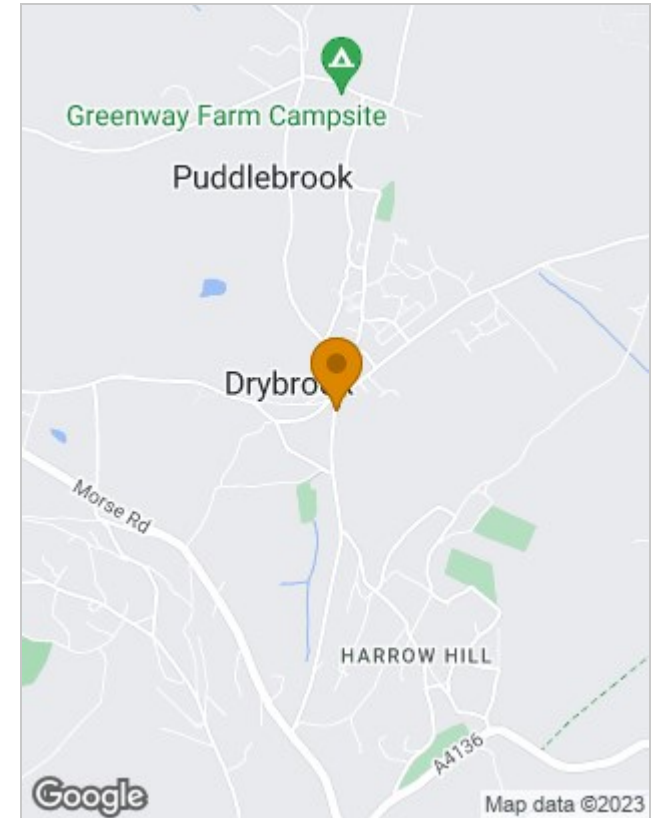
## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

