



Trinity Road

Harrow Hill, Drybrook, GL17 9JR

Asking Price £320,000



*** VIRTUAL TOUR AVAILABLE *** NO ONWARD CHAIN ***

Dean Estate Agents are thrilled to offer 'For Sale' this 3 bedroom semi detached cottage set in a rural location. The property benefits from kitchen with separate utility area, lounge with a feature stone fireplace, bathroom with a white suite, three bedrooms, oil central heating and double glazing. Lawned gardens front and rear with parking for several vehicles.



Entrance Hallway :

Tiled floor, double glazed window to side aspect, double glazed door to front, radiator, folding door to Utility / Hallway.

Utility / Hallway :

Stairs to the first floor, oil boiler, wall and base cabinets, sink unit, plumbing for washing machine, tiled floor, double glazed window to front aspect.

Bathroom :

White suite comprising of 'P' shaped bath with shower over, low level WC, pedestal wash hand basin, double glazed window to rear aspect, tiled floor, towel radiator, downlighting extractor fan, latch door.

Kitchen :

Matching wall and base cabinets, 1.5 bowl sink unit, electric hob and oven with extractor hood, tiled splash backs, tiled floor, double glazed window to front and rear aspects, down lighting, radiator, latch door.

Lounge :

Feature natural stone fireplace, radiator, double glazed windows to front and rear aspects, radiator, TV point, telephone point, latch door.

First Floor Landing :

Power points.

Bedroom 1 :

Feature natural stone fireplace, double glazed window to front aspect, radiator, TV point, latch door.

Bedroom 2 :

Double glazed window to front aspect, radiator, TV point, access to loft space, latch door.

Bedroom 3 :

Double glazed window to front aspect, built in over stairs cupboard, TV point, radiator.

Outside :

Front - Mainly laid to lawn and patio.

Rear - Gravel driveway with off road parking, lawned area, patio, views towards the surrounding villages

Consumer Notes :

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most

recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage

approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



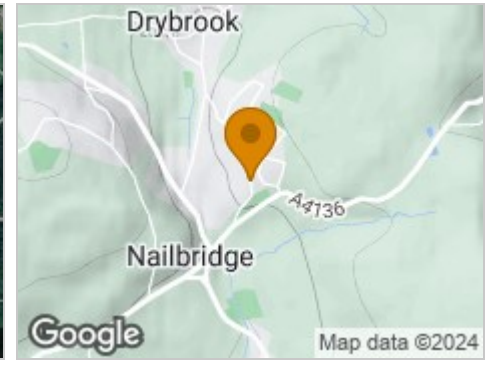
Road Map



Hybrid Map



Terrain Map



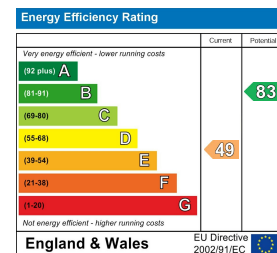
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.