



FREEHOLD

£199,995



**MAGNOLIAS, TRINITY ROAD, HARROW HILL, DRYBROOK,
GLOUCESTERSHIRE, GL17 9LD**

- ONE BEDROOM
- POPULAR LOCATION
- EXCELLENT OUTLOOK
- RANGE OF DILAPATED OUTBUILDINGS
- APPROXIMATELY 1/2 ACRE GARDENS
- ROOM FOR EXTENSION

www.kjtresidential.co.uk

MAGNOLIAS, TRINITY ROAD, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9LD

A DETACHED COTTAGE IN NEED OF COMPLETE RENOVATION BUT OFFERING AN OUTSTANDING SEMI RURAL LOCATION, FINE VIEWS, LARGE GARDENS AND IMMENSE POTENTIAL FOR EXTENSION.

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Conservatory: 9' 10" x 9' 9" (2.99m x 2.97m),
Door to -

Lounge: 13' 10" x 11' 6" (4.21m x 3.50m),
Fireplace, window.

Kitchen: 11' 6" x 7' 2" (3.50m x 2.18m), Sink unit,
window.



First Floor:

Bedroom: 11' 6" x 10' 11" (3.50m x 3.32m), Window.

Bathroom: Three piece suite, window.

Outside: Approached down a single lane track, the property has approximately 1/2 acre of completely overgrown garden and a variety of redundant outbuildings.



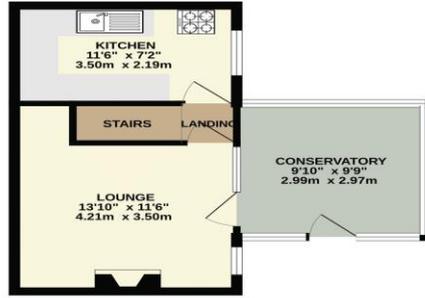
Services: To be advised.



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.

01594 823033

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

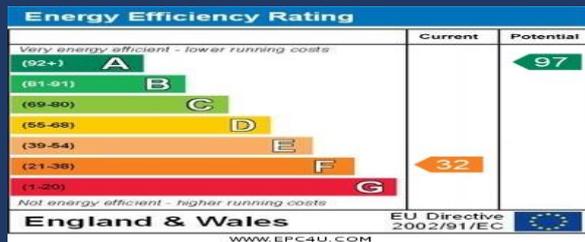


1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

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, omission or mis-statement. 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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PASSIONATE
ABOUT
Property
SINCE 1982