



Rosalay, Ruardean Hill, GL17 9AR

£365,000



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Rosalay

Ruardean Hill, Drybrook

- Detached Property
- Requiring Renovation
- Three Bedrooms
- Lounge, Kitchen, Bathroom, Study
- Loft Space
- Approaching a 1/3 of an Acre Gardens
- Stone Outbuilding

A three bedroom detached property requiring renovation, being situated in a pleasant, sought after location and having grounds approaching a third of an acre to include lawned gardens and detached stone-built outbuilding.

The accommodation comprises an entrance hall having staircase to the first floor, study/ground floor bedroom, lounge, kitchen to include a range of base and wall units, stainless steel sink unit, space for oven and plumbing for washing machine. Ground floor bathroom. To the first floor is a galleried landing with windows overlooking the garden, and three bedrooms. Door and staircase from the landing leads to the loft space.

Outside, gated access leads into the front garden being mainly laid to lawn and having a two-storey outbuilding. Pathway leads to the front and rear access doors. The lawned gardens continue around the property and extend to the rear having gated access. The house and garden lie in grounds approaching a third of an acre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F





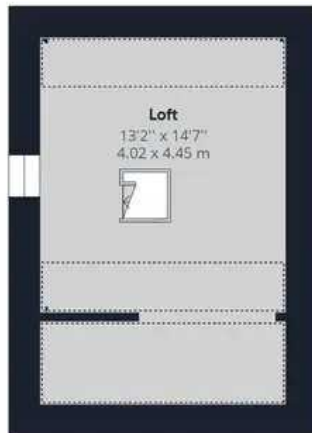




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1316.88 ft²
122.34 m²

Reduced headroom

135.96 ft²
12.63 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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