



<https://www.chandemiddleton.co.uk/>



**** FULL OF CHARACTER
AND CHARM **** Stunning
cottage in the heart of the
popular village of Aston on
Trent. Deceptive property
offering a lounge with
feature log burner, fitted
dining kitchen, two double
bedrooms and a shower
room. Garden area to the
front and a rear garden and
brick outbuilding. INTERNAL
VIEWING HIGHLY
RECOMMENDED.



LOUNGE

Feature log burner with exposed brick surround and stone mantle, radiator, upvc double glazed window to the front, stairs to the first floor and door to -

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a ceramic sink and drainer unit. Integrated fridge and freezer, space for a cooker, plumbing and space for a washing machine, upvc double glazed window and door to the garden. Beamed ceiling and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window to the rear.

BEDROOM 2

Two upvc double glazed windows to the front, radiator and built in storage.

SHOWER ROOM

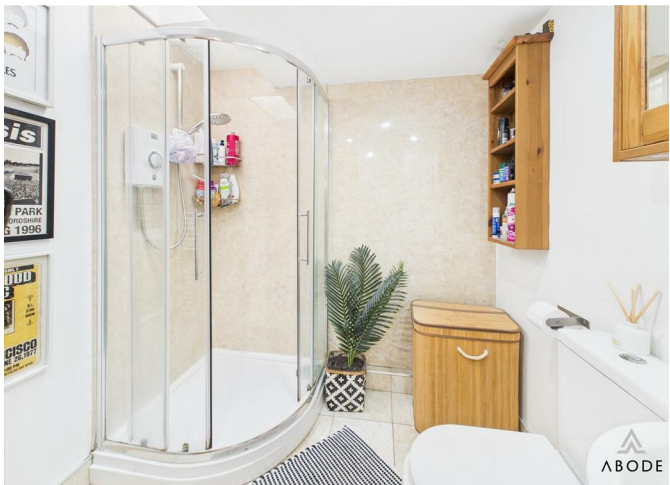
Corner shower cubicle, low flush wc, wash hand basin, chrome heated towel radiator. Sky light window.

OUTSIDE

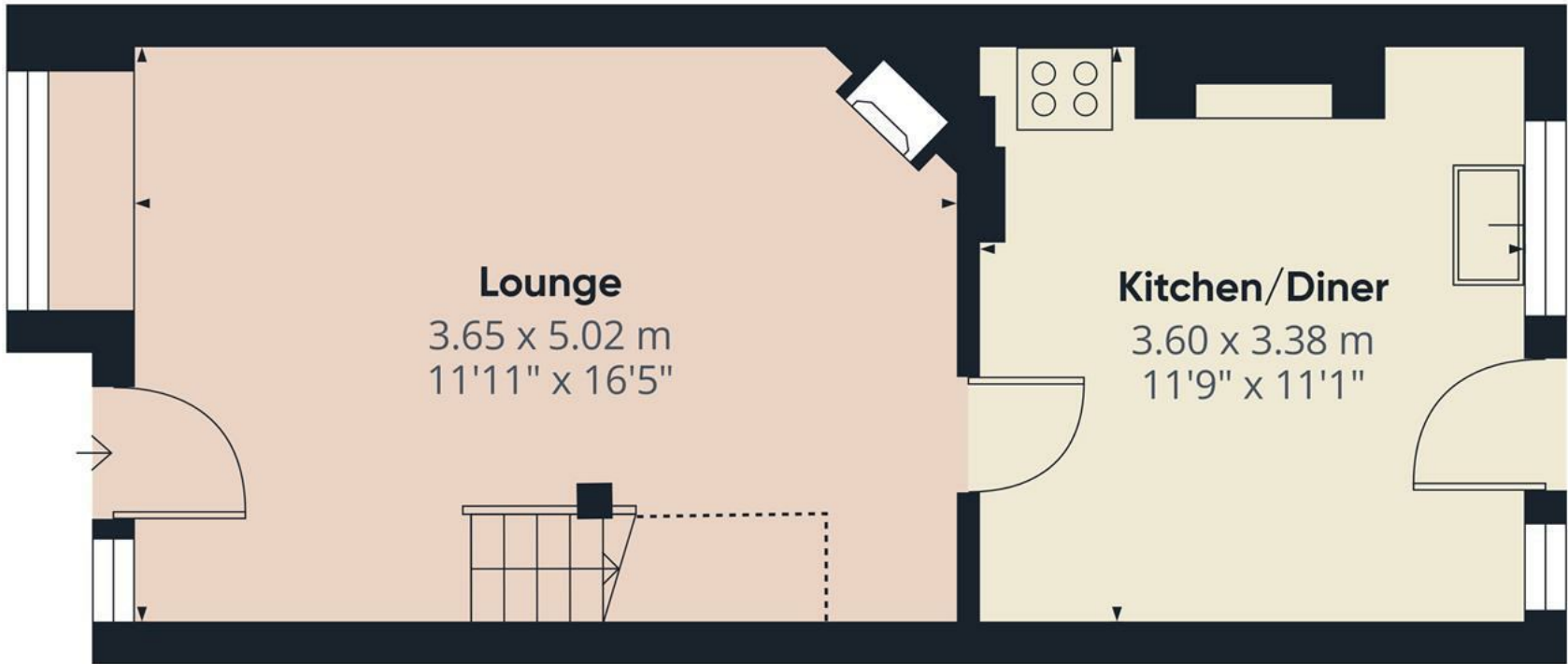
Front slated garden. Rear decked seating area with fitted storage, perfect for Alfresco dining or entertaining.

Brick outbuilding.









Approximate total area⁽¹⁾

30.8 m²
332 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

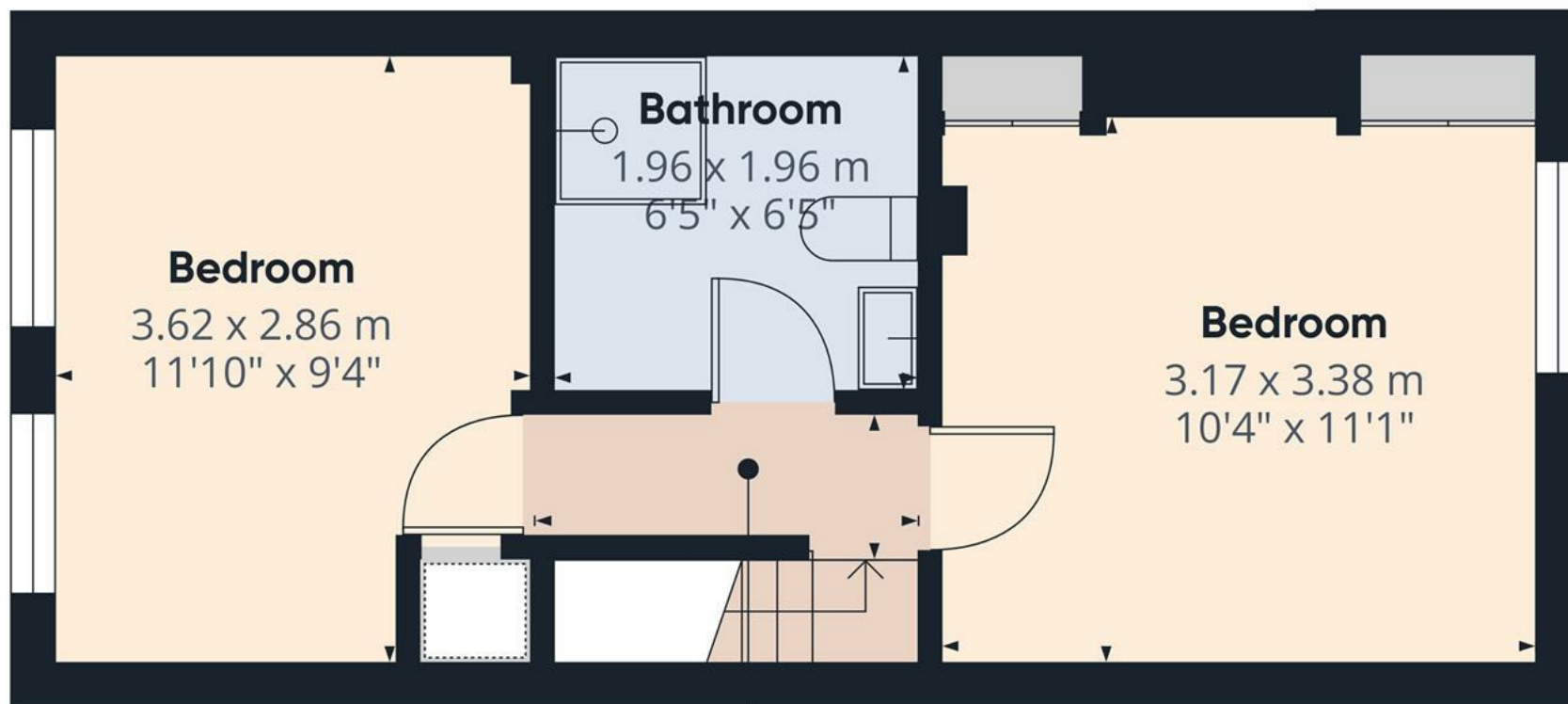
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Landing
0.81 x 2.18 m
2'7" x 7'1"

Approximate total area⁽¹⁾
26.2 m²
281 ft²

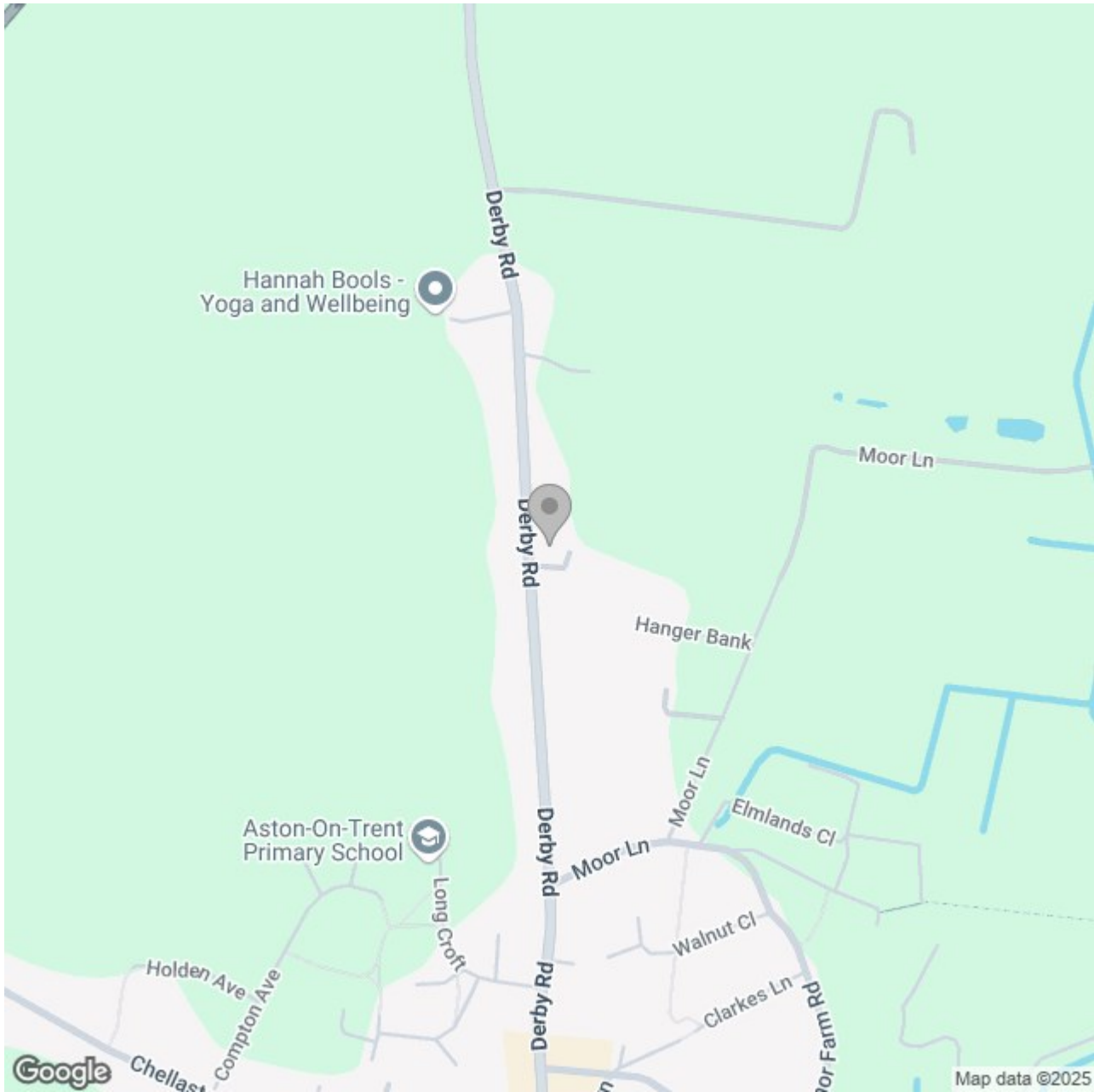
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	