





**** IMMACULATE 1880's
VICTORIAN RAILWAY COTTAGE
FULL OF CHARACTER AND CHARM
**** GRAVELLED DRIVE FOR 2 CARS
TO THE REAR **** Fully
modernised and tastefully
presented throughout with a blend
of original features and modern
living. In brief the property offers a
porch, lounge with feature open
fireplace, kitchen diner with
exposed brick wall, lean to. The
first floor offers two double
bedrooms and a bathroom.
Established front and rear gardens
and rear gravelled drive for 2 cars.
The property also benefits from
double glazed sash windows and a
gas heating system, a viewing
appointment is highly
recommended.


ABODE
SALES & LETTINGS

PORCH

Solid wood entrance door into the porch with double glazed sash window to the front and door into the lounge.

LOUNGE

Feature work log fire with cast iron inset and grate and ornate surround. Oak wood effect flooring, double glazed sash window to the front elevation, cast iron style radiator and door into the kitchen.

KITCHEN DINER

Fitted units with work surfaces, one and a half bowl sink and drainer unit with mixer tap. Fitted electric oven with gas hob and extractor hood, space for a fridge freezer plumbing and space for a washing machine, two double glazed sash windows. Original quarry tile floor, feature exposed brick wall, radiator, door the stairs and original service door onto the stairs. Walk in pantry and central heating combination boiler installed 2 years ago.

LEAN TO

Useful storage area with power points and a door onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

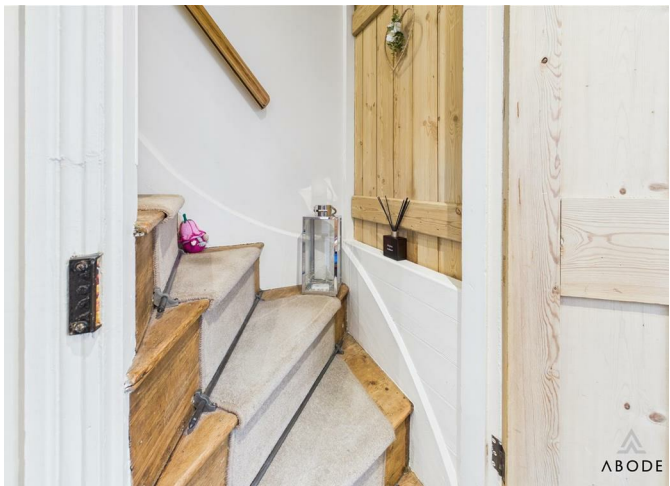
Sash window to the front elevation, built in wooden wardrobes, and a radiator.



BEDROOM 2

Original stripped floorboards, double glazed sash window to the rear elevation overlooking the garden and a radiator.







BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, airing cupboard and double glazed sash window.

OUTSIDE

Front wall garden with mature shrubs and bushes. The rear garden offers, a lawn with mature and well established borders with plants and shrubs. Seating areas including a raised paved patio. Rear gate to the drive, security light and a space for a shed with power.







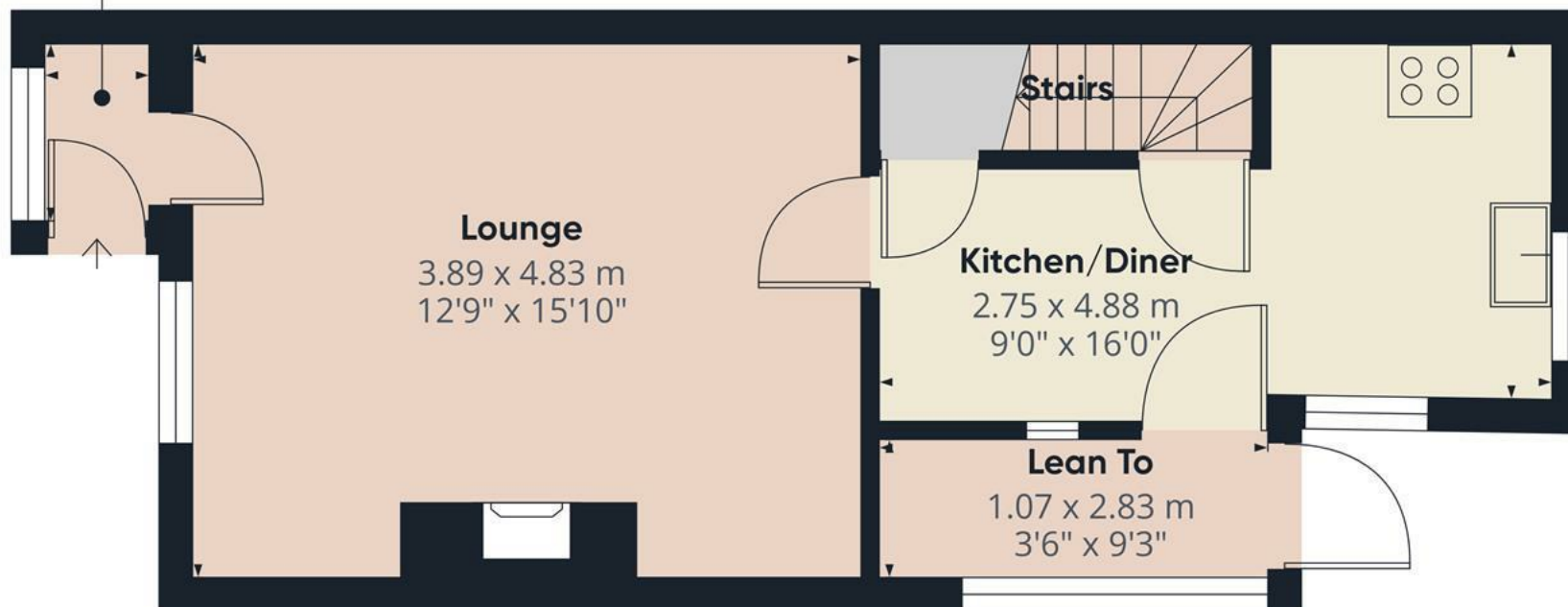








Porch
1.42 x 0.88 m
4'8" x 2'10"



Approximate total area⁽¹⁾

35.8 m²

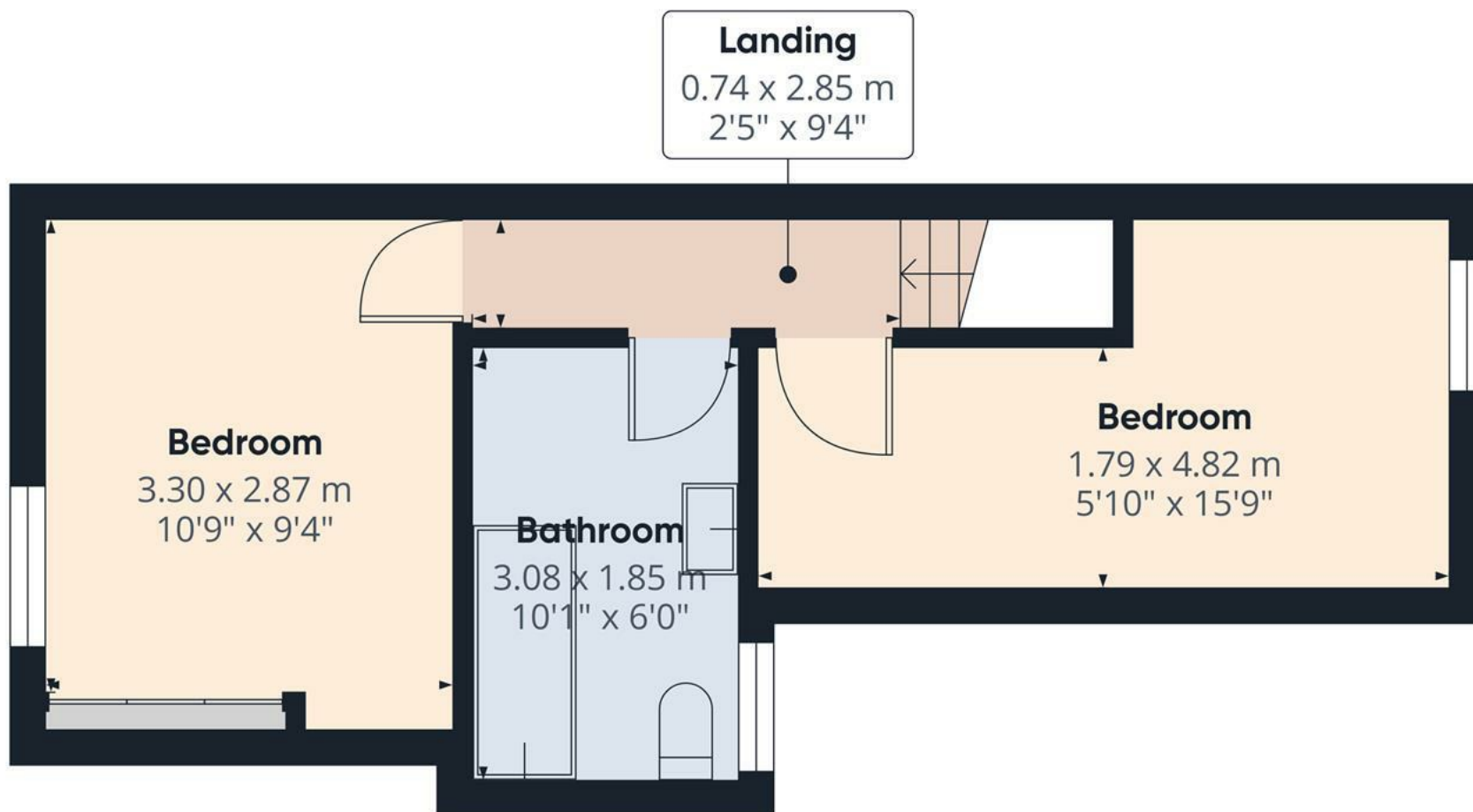
385 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾
28.8 m²
309 ft²

(1) Excluding balconies and terraces

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Floor 1

