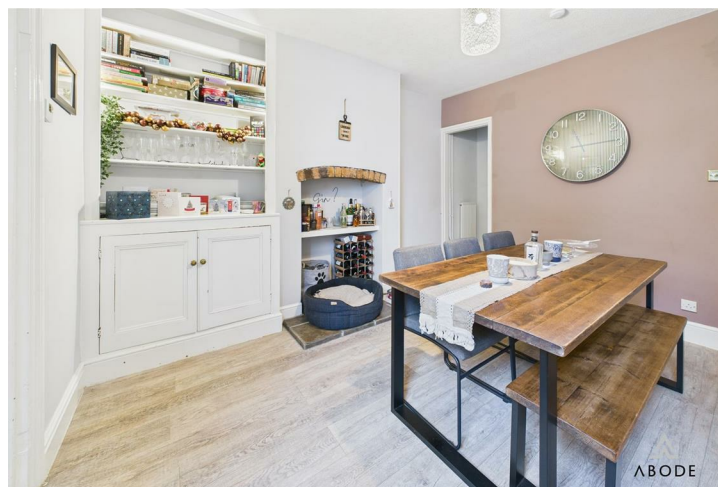
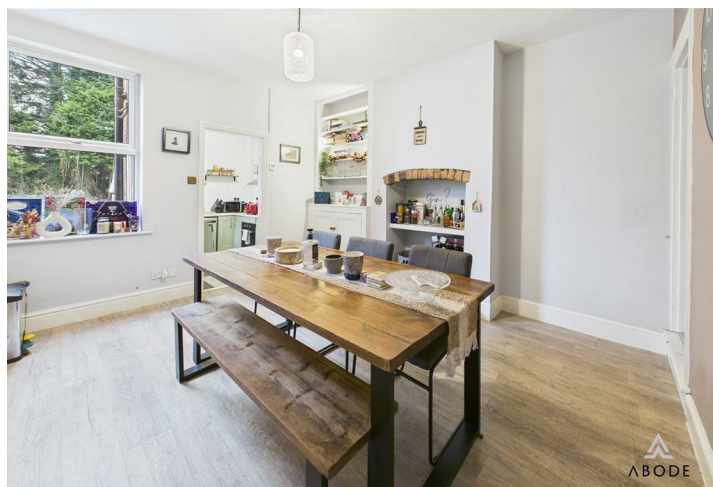






**** STUNNING CHARACTER PROPERTY **** NEW ROOF AND INSULATION **** Well presented cottage in a popular location offering a lounge and dining room, fitted kitchen, two double bedrooms and a re-fitted bathroom. Good size rear garden and parking available. Offered for sale with no upward chain.



LOUNGE

Entrance door into the lounge with a feature cast iron fireplace, radiator and upvc double glazed window.

DINING ROOM

Stairs to the first floor, radiator, upvc double glazed window and doorway to -

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces, upvc double glazed window and doorway to the side.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window to the front and a radiator.

BEDROOM 2

Upvc double glazed window to the rear, radiator and a door to -

BATHROOM

Re-fitted bathroom 2years ago comprising a panel enclosed bath with a shower, wash hand basin, low flush wc, radiator, airing cupboard and upvc double glazed window.

OUTSIDE

Front paved fore garden with a side gate to the rear garden with lawn, patio and outbuilding.

PLEASE NOTE - PARKING

Parking available in the private car park next to the hairdressers.







Approximate total area⁽¹⁾
36.6 m²
394 ft²

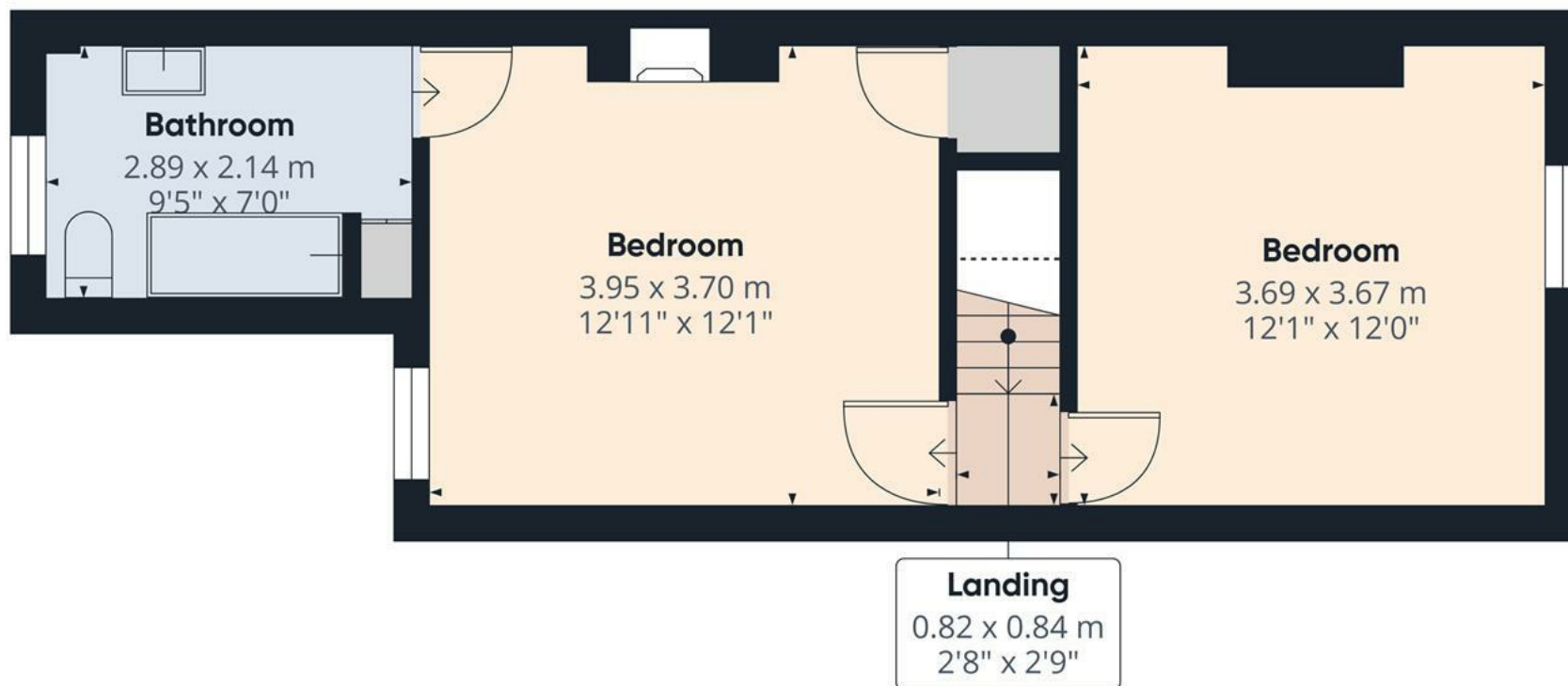
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1

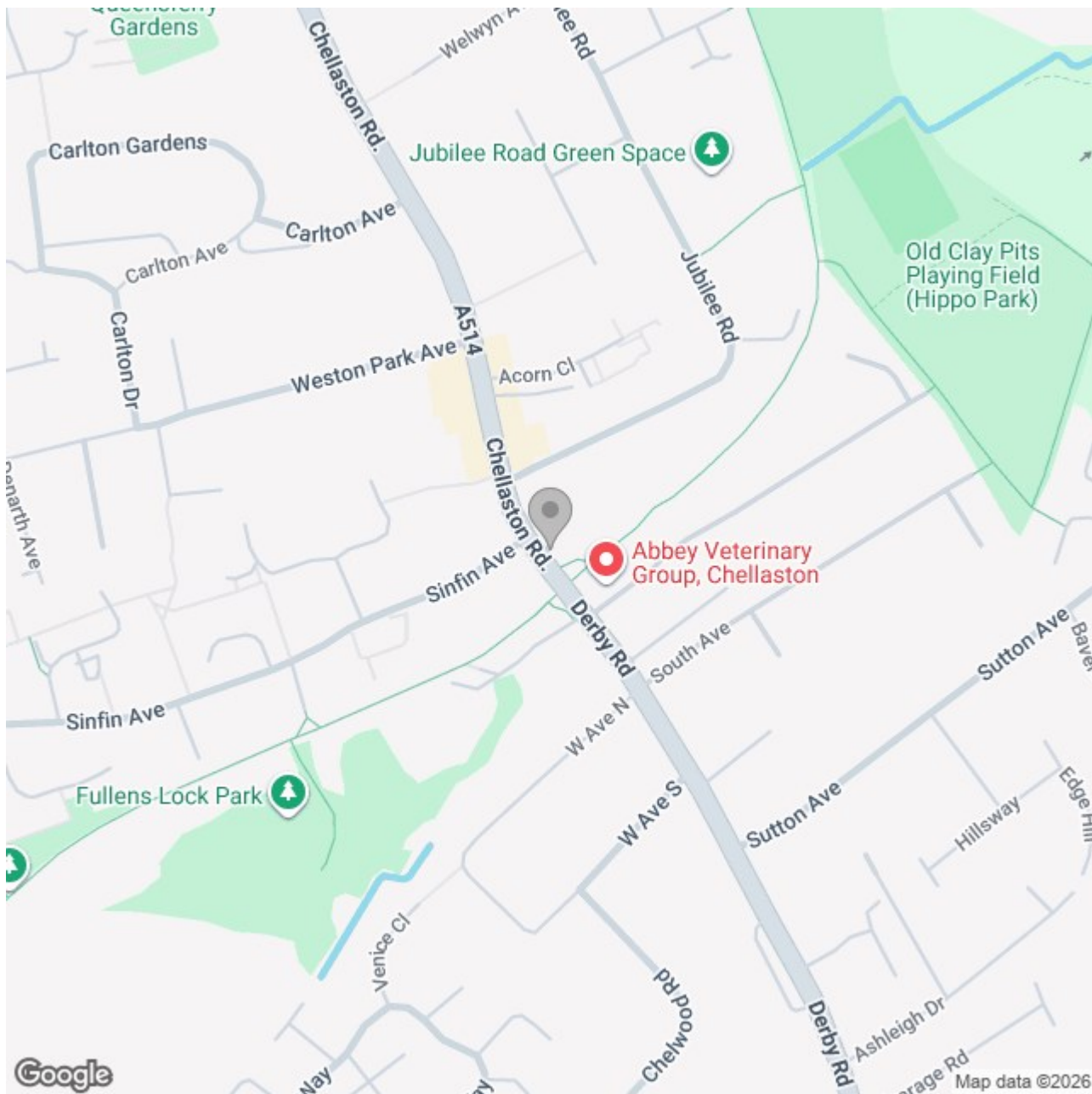
Approximate total area⁽¹⁾
35.3 m²
381 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC