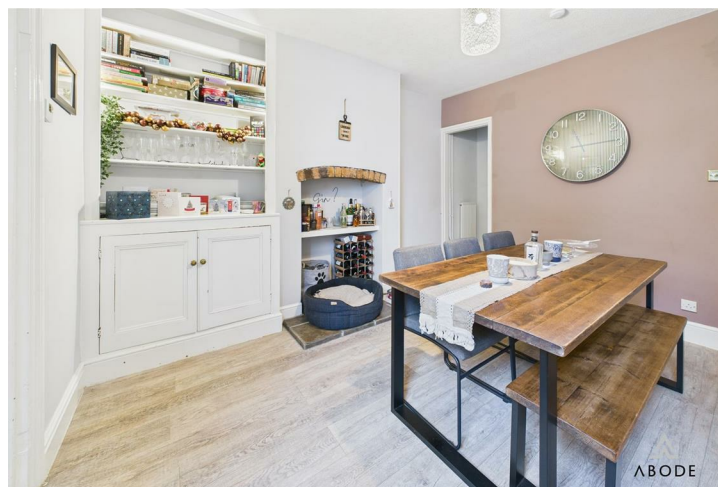
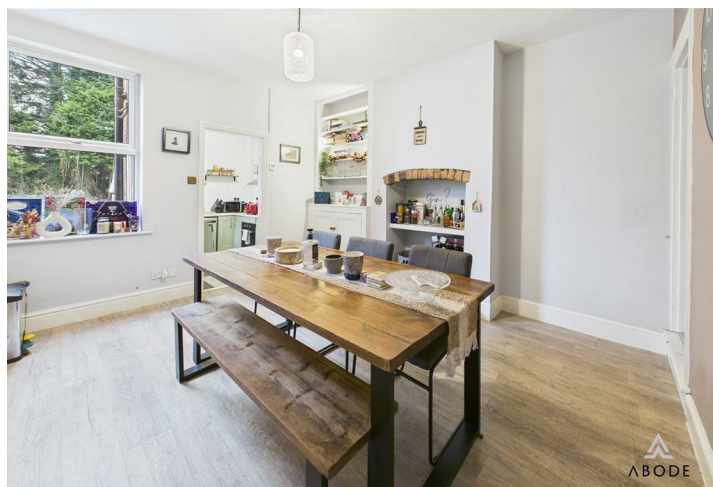






**** STUNNING CHARACTER PROPERTY **** NEW ROOF AND INSULATION **** Well presented cottage in a popular location offering a lounge and dining room, fitted kitchen, two double bedrooms and a re-fitted bathroom. Good size rear garden and parking available. Offered for sale with no upward chain.



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

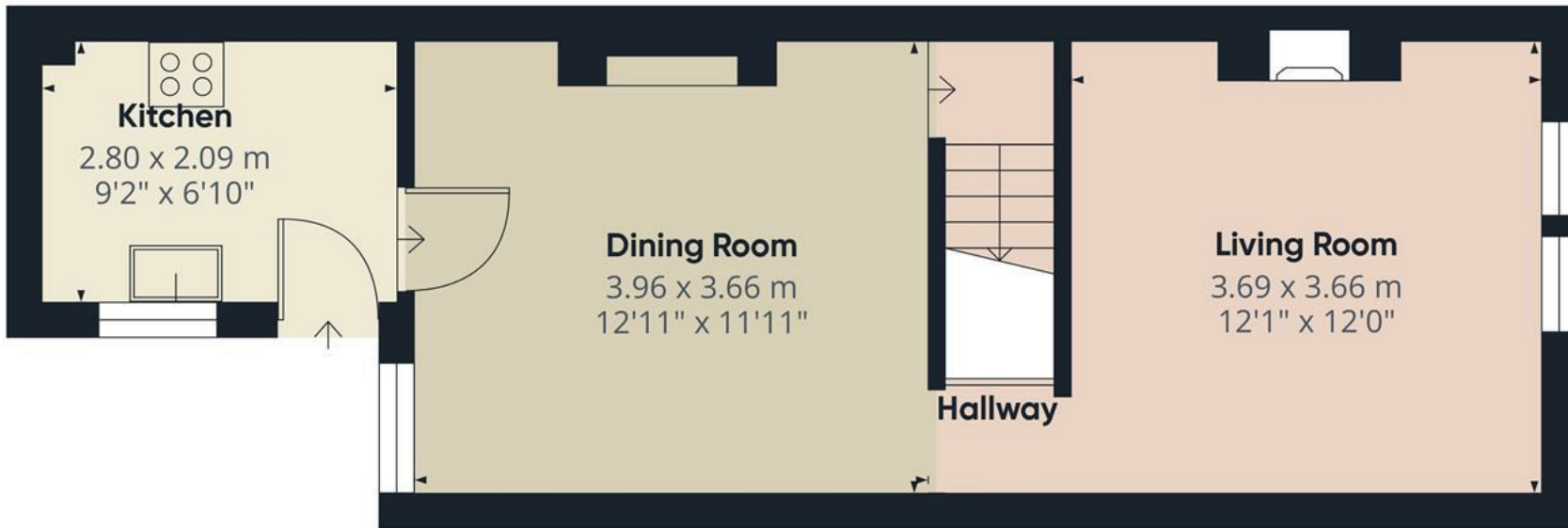
Front paved fore garden with a side gate to the rear garden with lawn, patio and outbuilding.

PLEASE NOTE - PARKING

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







Approximate total area⁽¹⁾

36.6 m²
394 ft²

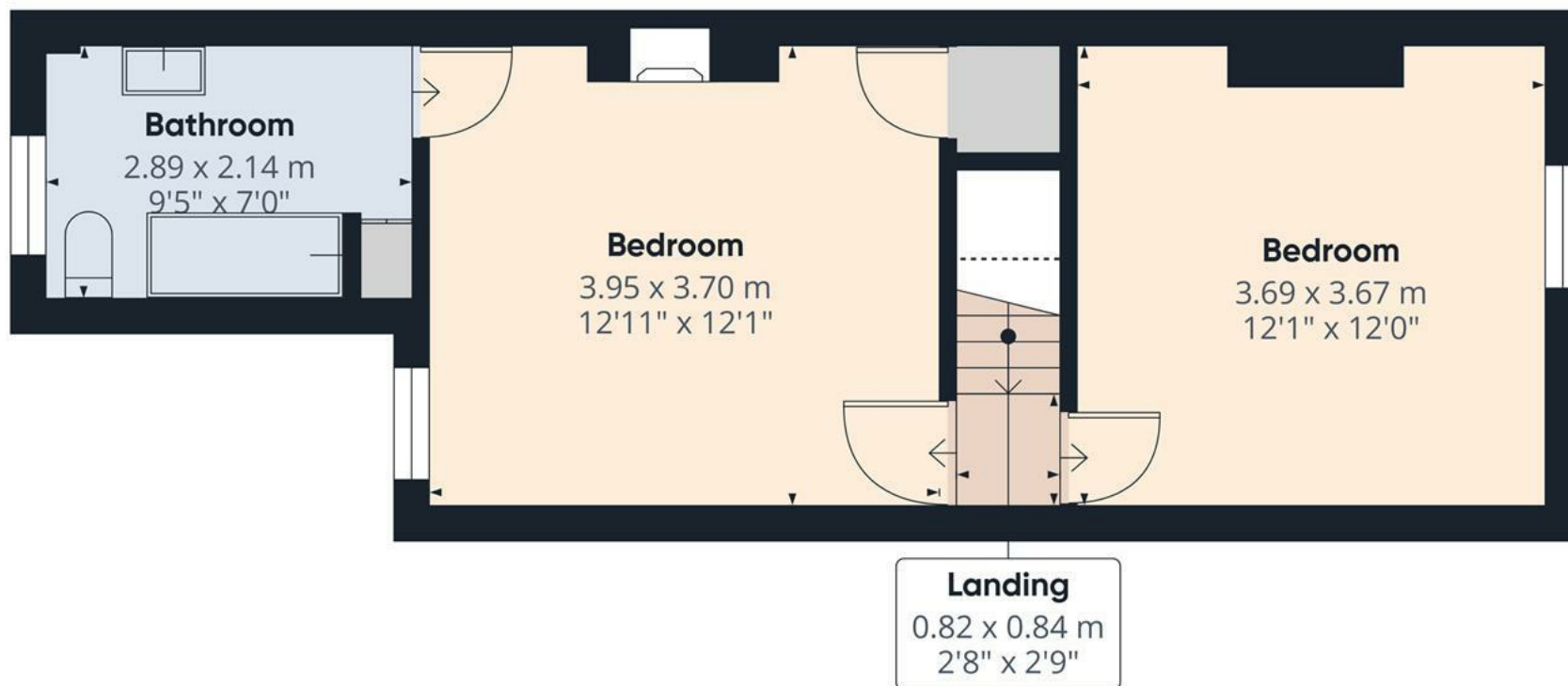
(1) Excluding balconies and terraces

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

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Floor 0



Floor 1

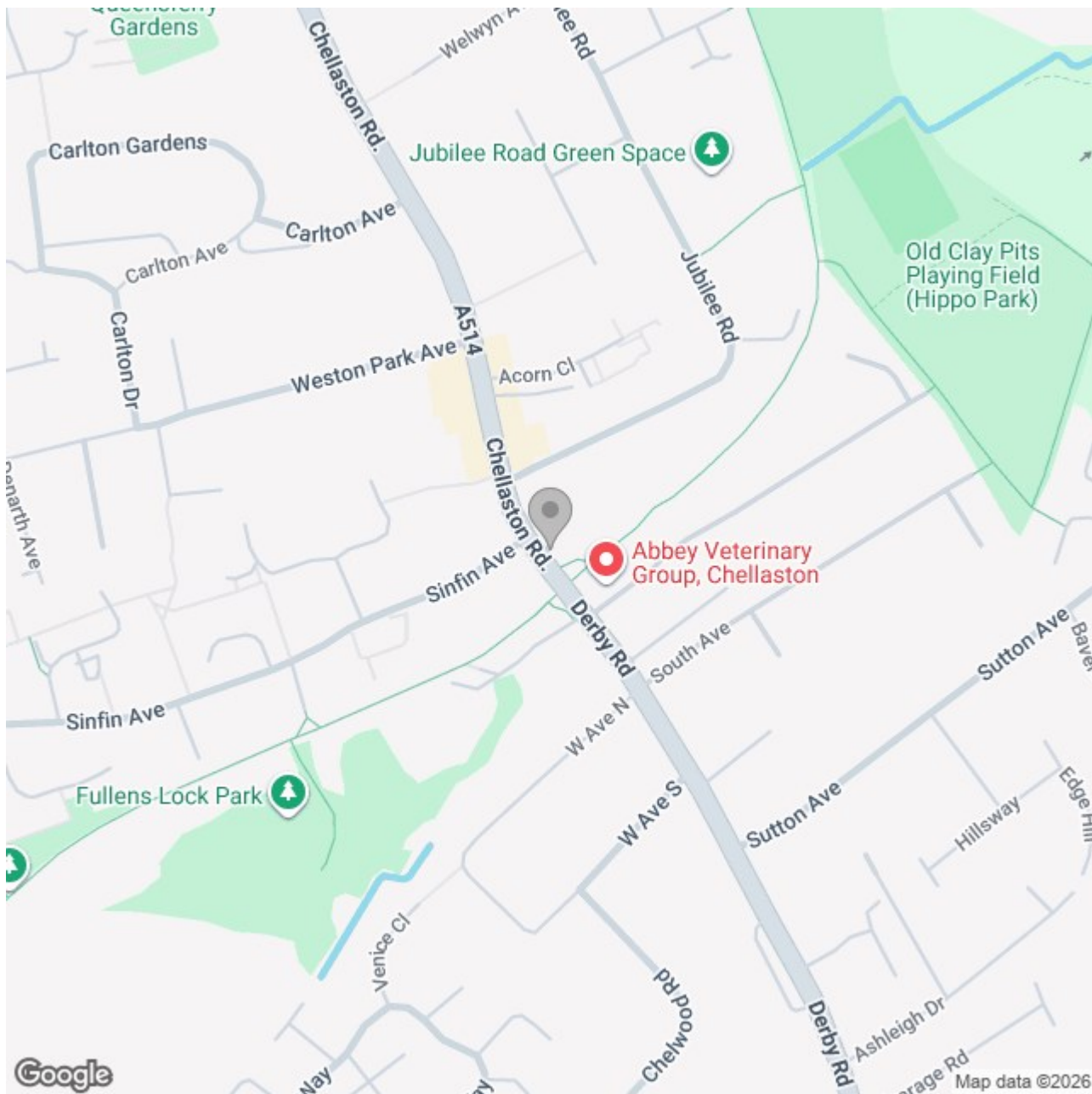
Approximate total area⁽¹⁾
35.3 m²
381 ft²

(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.

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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