



# Church Road

Wereham, PE33

Price £120,000

1 bed 1 bath 1 sofa E



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## Description

A first floor flat within this charming, period cottage found in the sought after village of Wereham. Offered with NO ONWARD CHAIN.

Enjoying a lawned garden area, plus an allocated parking space, the home enjoys elevated views of the Church found opposite, and is a short stroll from the village pub, attractive pond plus the Village Hall and adjoining green with children's play area.

The accommodation is accessed via shared UPVC front door, with an inner door opening to the stairs that lead to the landing area. The landing includes a built in storage cupboard, a ceiling hatch for access in to the loft space, plus doors to all three rooms.

The open plan lounge and kitchen enjoys double aspect windows to both sides of the home. With an exposed brick wall plus beams on the ceiling, the kitchen area includes a range of fitted wall and base units with solid oak worktops over. There is an integrated dishwasher, built in oven with hobs and extractor fitted above, as well as an inset sink. There is further space for a fridge-freezer and washing machine.

The family bathroom is a modern, fully tiled suite comprising a bath with shower over, W.C and wash hand basin plus a heated towel rail. The bedroom enjoys an elevated view of the village Church found opposite, as well as an additional area ideal for a wardrobe and chest of drawers.

The garden area is found in front of the cottage, with access through the garden of the number 2. The garden is predominantly lawned, enclosed by a low level brick wall, and includes a useful timber shed. There is also an allocated parking space for the home.

An internal viewing viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Porch with stairs leading to first floor landing

Open Plan Lounge/ Kitchen - 18' 2" x 12' max

Bedroom - 11' 5" x 7' 1" plus further space for a wardrobe and chest of drawers

Bathroom - 8' 4" x 5' 4" max

Council Tax Band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

## Agents Note

Leasehold property, 144 years remaining on the lease.

Tel: 01842 818282

Ground Rent is payable to the owner of the flat below, and is £25 per annum.

There is no service charge, although the maintenance of the building is split between the two flats.

The cottage is located within a conservation area.



