



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Old Surgery Rectory Road

Offers Over £235,000

Roos, HU12 0HT



COMING SOON! SNEAK PEEK!

Double fronted detached cottage overlooking open fields on this rural lane of the edge of this highly sought after village, having previously been used as the village doctor's surgery, this delightful property has a rich history and is packed with charm and character. The property comprises: central hallway, lounge, dining room, fitted kitchen, sitting room, four piece bathroom, first floor office, two front facing double bedrooms and a dressing room. Outside is an enclosed garden to the side and the rear, side driveway and further parking space leading from Lamb Lane. Further details and photos will follow but enjoy this sneak peek of this unique home and express your interest for when the property is ready for viewings soon.





**Hallway**

**Lounge 11'9" x 14'1" (3.60 x 4.30)**

**Dining Room 11'9" x 12'9" (3.60 x 3.90)**

**Breakfast Kitchen 9'10" x 12'9" (3.00 x 3.90)**

**Sitting Room 9'10" x 14'1" (3.00 x 4.30)**

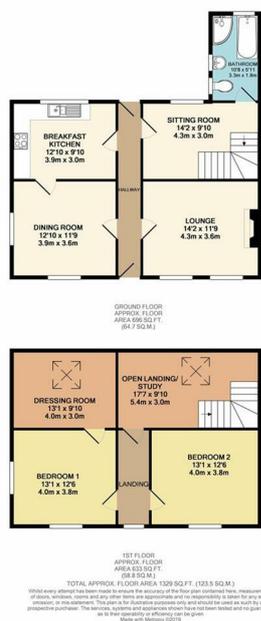
**Bathroom 10'7" x 5'10" (3.25 x 1.80)**

**Open Landing/Study 9'10" x 17'6" (reduced ceiling height) (3.00 x 5.35 (reduced ceiling height))**

**Bedroom One 12'5" x 13'1" (3.80 x 4.00)**

**Dressing Room 9'10" x 13'1" (reduced ceiling height) (3.00 x 4.00 (reduced ceiling height))**

**Bedroom Two 12'5" x 13'1" (3.80 x 4.00)**



Council Tax Band: C

**Directions:** The property is on the southern edge of the village, from the village centre turn down the side of Black Horse public house onto Hodgson Lane, turning left onto Rectory Road where this property is on the corner with Lamb Lane on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Area Map**



**Energy Efficiency Graph**

