



Nestled on the banks of the Holybrook, Coley Park Farm is a mix of period conversions and modern development which overlook the meadows and well tended communal grounds. Rose cottage is a delightful grade II listed semi-detached cottage which benefits from front and rear private gardens with off road parking and a garage. Featuring beamed ceilings and a well-appointed living room with an inglenook fireplace the property further offers the option of 3 bedrooms alongside a modern kitchen. Enjoying a semi-rural setting that is ideally positioned for the town centre with excellent transport links and the benefit of a quiet setting with access to lovely walks.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Option of 3 bedrooms
- Impressive living room with exposed brick fireplace & log stove
- Kitchen-breakfast room with breakfast bar
- Walled private garden & well-kept communal grounds
- Garage & off road parking
- No onward chain





Further details

Garden

The property has an enclosed front garden with picket post fencing and a stepping stone pathway leading to the front door flanked by a lawned garden with shrub beds and a mature tree. At the rear of the property is a walled southerly aspect garden with paved patio which is ideal for al fresco dining which leads to an area of lawned garden with shrub beds.

Parking

There are side gates at the rear of the property that open to an area of hard standing for 1 vehicle. There is also a single garage with double doors and eaves storage located in the block beyond the boundary of the front garden and there are additional communal visitor spaces for shared use located throughout the development.

Communal Grounds

The development has well-kept communal grounds for shared use by residents with walkways along the Holybrook and a central lawned area.

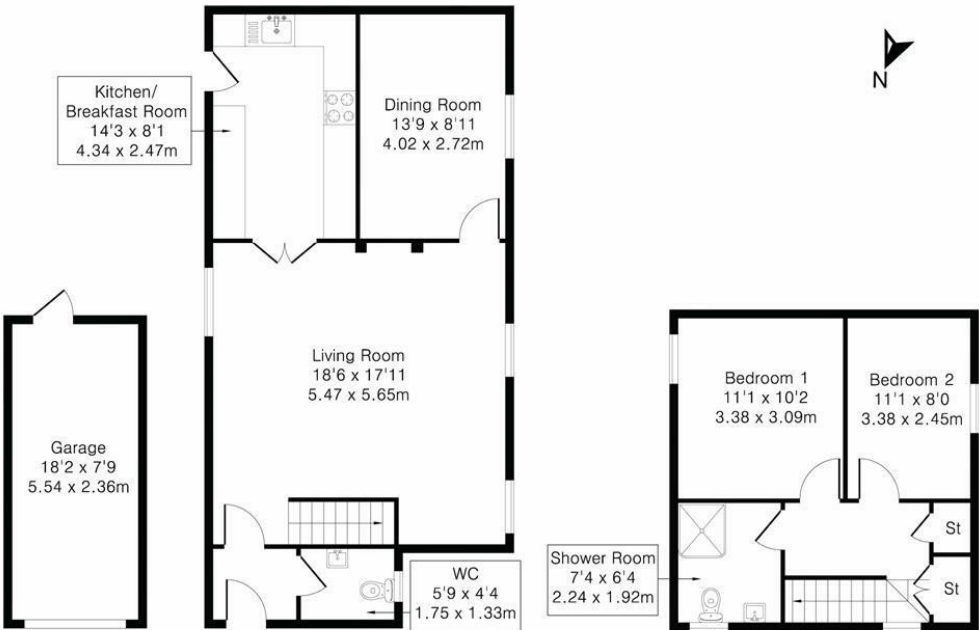
Lease Information

Years remaining: 963 Years
Service Charge: £493 PA
Ground Rent: N/A

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Floorplan

Approximate Gross Internal Area 1112 sq ft – 103 sq m
Ground Floor Area 636 sq ft – 59 sq m
First Floor Area 336 sq ft – 31 sq m
Garage Area 141 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.