







Corner Cottage Westbrook Brook Farm, Bromham, SN15 2EE

Offers Over £225,000

Set within a semi rural development of just six homes, this charming two-bedroom semi-detached cottage offers a wonderful blend of character and practicality—an ideal alternative to a modern property on a larger housing estate. Comprising; entrance porch, hallway with useful storage, lounge/dining room, kitchen, two bedrooms and newly installed bathroom. There is an allocated parking space and use of a communal garden. Offered for sale with NO ONWARD CHAIN

Corner Cottage

The internal images of these rooms have been dressed with AI furniture. Whilst the size and shape of these rooms is representative the internal décor is not.

The accommodation begins with a welcoming entrance porch leading into an inner hallway with useful storage, providing access through to the main living spaces. The lounge/dining room is a particularly appealing area, featuring a window to the side, recessed shelving, with an open aspect leading towards the kitchen.

The kitchen offers a range of floor-mounted units, sink and drainer, and space for essential appliances including a washing machine and fridge/freezer. A window to both the front and side allows for plenty of natural light, creating a bright and functional cooking space.

Upstairs, the landing offers access to loft storage, an airing cupboard, and doors to all rooms. There are two bedrooms, both benefiting from windows to the rear and electric heating. The bathroom is fitted with a new suite comprising a bath with shower over and screen, wash hand basin, toilet, and vanity storage.

Externally, the property enjoys an allocated parking space and access to a communal garden backing onto open farmland, providing a peaceful and attractive outdoor setting.

Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

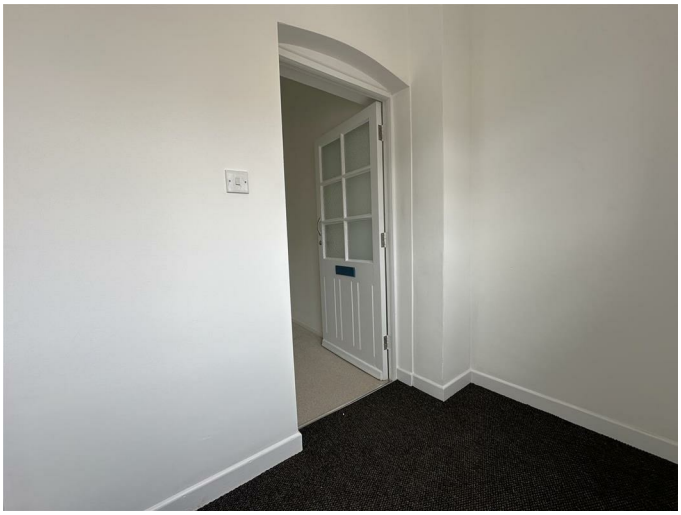
We are advised by the .gov website that the property is band A.

Agents Notes

The property and its owners will become part of the management company once all properties on the development have been sold. The water is metered. It has electric heating and its waste is disposed of via a sewage treatment plant. It is anticipated there will be an annual estate charge in the region of £ £640.50 per annum.

Use of AI

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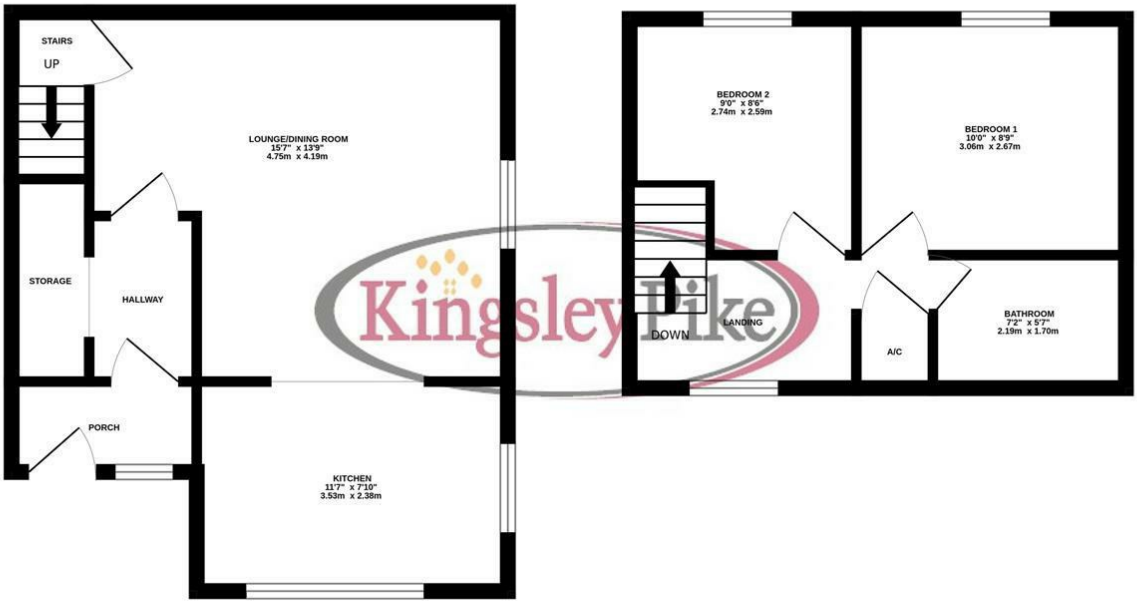



COMMUNAL
GARDEN

Floor Plan

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



2 BEDROOM SEMI DETACHED COTTAGE

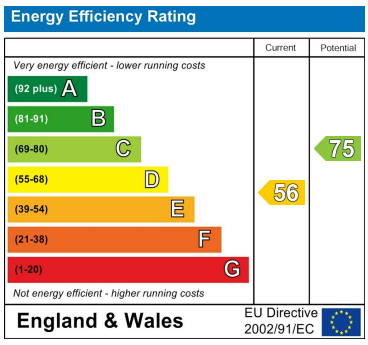
TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

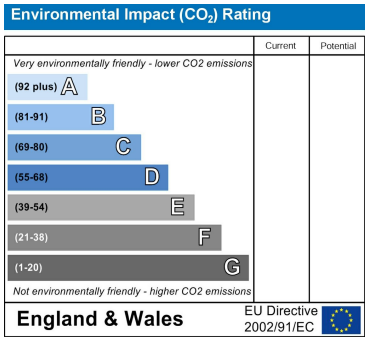
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





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.

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