



## Rose Cottage, 2 Station Road, Norton Bridge, Stone, ST15 0NT



Offers Over £150,000

A semi-detached cottage in a village location mid-way between Stone and Eccleshall. This historic village house is in need of extensive renovation and improvement but for those of you willing to invest time, effort and a modicum of elbow grease the house holds great potential. Good size accommodation featuring; hallway, two living rooms, kitchen and downstairs bathroom together with two bedrooms upstairs. Pleasant position on the edge of the village with good size rear garden and open views to the rear. The house has few concessions to twenty-first century living but does nevertheless require extensive updating and presents a rare opportunity to 'do your own thing'. Offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Hall

Stairs to the first floor landing and airing cupboard.

#### Sitting Room

Chimney breast with Rayburn stove and window to the side of the house. Under stairs cupboard.

#### Lounge

Windows to the front and side of the house and chimney breast with period style fireplace with open fire.

#### Kitchen

With rear facing window overlooking the garden. Sink unit and electric cooker point.

#### Bathroom

Fitted with a dated white suite. Rear facing window.

#### Landing

#### Bedroom 1

Double bedroom with windows to front and side of the house.

#### Bedroom 2

Window to the side of the house.

#### Outside

Enclosed lawn garden to the rear of the house with open aspect. Please note; the adjoining semi has a pedestrian right of way across the garden.

#### General Information

Services; Mains water, drainage & electricity. No central heating. there is no mains gas in Norton Bridge

Tenure; Freehold

Council Tax band C

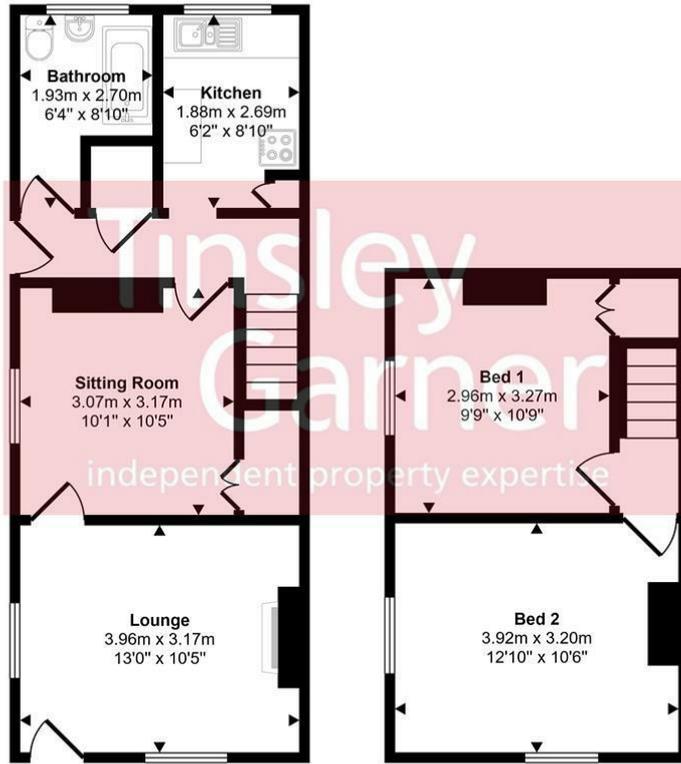
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area  
67 sq m / 719 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft

First Floor  
Approx 26 sq m / 279 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			39
		1	
England & Wales		EU Directive 2002/91/EC	