



Town Lane, Idle,

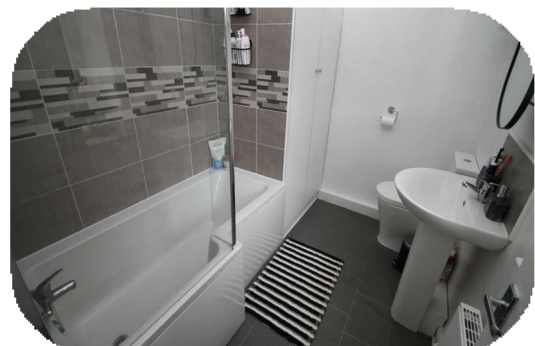
£115,000

- * STONE COTTAGE * ONE BEDROOM * OPEN PLAN LOUNGE/KITCHEN *
- * MODERN BATHROOM * POPULAR LOCATION * GREAT STARTER HOME *

A fantastic opportunity for either first time buyer or investor to purchase this well presented one bedroomed stone built cottage.

Benefits from gas central heating, upvc double glazing and briefly comprises open plan lounge/kitchen, one first floor bedroom and bathroom.

Early viewing is highly recommended.



Entrance

Open Plan Lounge/Kitchen

17'7" x 11'1" (5.36m x 3.38m)

Lounge area has a radiator and laminated wood floor.
Kitchen area has a modern range of wall and base units incorporating stainless steel sink unit, oven and hob, part tiled walls.

Cellar

First Floor Landing

Bedroom One

14'2" x narrowing to 10'11" x 10'11" (4.32m x narrowing to 3.33m x 3.33m)
With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Directions

From our office in Idle village proceed straight ahead up the High Street, at the top turn right onto Town Lane, take the left onto Blenheim Place and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		91	(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(55-60) C		
(55-68) D			(49-54) D		
(39-54) E			(31-48) E		
(21-38) F			(13-30) F		
(1-20) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

