



## Hampton Place, Idle,

**£165,000**

**\*\* STONE COTTAGE \*\* TWO BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\* PATIO GARDEN \*\*  
\* CONTEMPORARY DECOR \* CLOSE TO VILLAGE \* IMMACULATEDLY PRESENTED \***

Situated in the heart of Idle village and offering 'ready to move into' accommodation, is this delightful two bedroom stone cottage.

Benefits from gas central heating and upvc double glazing.

Reception hall, lounge, modern fitted dining kitchen, two first floor bedrooms and a modern house bathroom.

To the outside there is a stone patio garden.

Viewing is highly recommended.





Delightful two bedroom stone cottage.

Situated in the heart of Idle village.

The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted dining kitchen, two first floor bedrooms and a modern house bathroom.

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**Entrance Hall**

**Kitchen**

14'7" x 13'6" (4.45m x 4.11m)

With base units and solid wood work tops, oven and hob, radiator, large brick feature fireplace.

**Cellar**

**Lounge**

13' x 10'7" (3.96m x 3.23m)

With fireplace and radiator.

**First Floor**

**Bedroom One**

15'1" x 13'4" (4.60m x 4.06m)

With radiator.

**Bedroom Two**

13'8" x 7'8" (4.17m x 2.34m)

With radiator.

**Bathroom**

6'8" x 5'8" (2.03m x 1.73m)

Comprising bath with shower over, low suite wc, wash basin, radiator.

**Exterior**

To the outside there is a stone patio garden.

**PLEASE NOTE**

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

**Directions**

From our office on The Green, head south-east on The Green towards Hampton Pl, after 115 ft turn right onto Hampton Place and the property will be see displayed via our For Sale board.



**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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