



9 Hollow Road

| DE73 8AU | Offers In The Region Of £330,000

ROYSTON
& LUND

- Offers in the region of £330,000
- Period Three Bedroom Character Cottage
- Two Reception Rooms with Beamed Ceilings
- Countryside Views
- Freehold
- NO UPWARD CHAIN
- Annex with a Ground Floor Bedroom and En Suite Shower Room
- Country Styled Kitchen
- Timber Summerhouse
- EPC F / Council Tax C





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On entering the property, you are greeted by a cosy reception room with a beamed ceiling and a decorative fireplace. Moving through to the sitting room, the period features continue with beamed ceiling, character brickwork and has windows overlooking the green at the front. This room benefits from a log burner set inside a brick enclosed fireplace. The stairs lead from this space to the first floor. Leading off the sitting room is the kitchen with solid wood units, tiled work surfaces and a sink overlooking the lower courtyard

Upstairs benefits from two double bedrooms, one with fully fitted wardrobes and a three-piece family bathroom. On the opposite side of the dwelling, through a separate entrance, is a self-contained annex with a vaulted ceiling and exposed beams. This is currently being used as a double bedroom and has an en suite shower room, WC and hand basin. This space would be ideal for a dependant relative or teenager or an office. There is also the potential for a holiday rental space (with the relevant consents).

To the rear is a low maintenance tiered garden with seating areas, offering an elevated outlook over the rooftop to the distant fields.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor
Approx. 53.8 sq. metres (578.7 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

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

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