



3 Town End Cottages

Plumtree | NG12 5LZ | Offers In Excess Of £260,000

ROYSTON
& LUND

- Georgian cottage
- Two reception rooms
- Wooden beams throughout
- Situated in Plumtree
- EPC rating: D- Freehold
- Four bedrooms
- Downstairs bathroom / Separate WC
- Exposed brick fireplace
- Easy access for A46 & A52
- Council tax band C





Royston & Lund are delighted to market this stunning Georgian cottage in the village of Plumtree that still maintains much of its period character throughout. The property benefits from four good sized bedrooms, two reception rooms and has wooden beams and an exposed brick fireplace in the living room. Whilst the property is in good condition, there is still scope to develop further.



The property briefly comprises an entrance around the rear of the property off the road that is accessed through both sides neighbours gardens, through communal gates. The entrance leads into the kitchen that has a separate utility area off to the left, a WC and a bathroom. To the rear is a dining room with cast iron fireplace and the living room has an exposed brick fireplace.

Upstairs there are three double bedrooms and one good sized single bedroom with fitted wardrobes running the width of the room in the main bedroom, with views to the rear over open fields. There is a garden to the rear of the property with brick outhouse with gates either side for access for refuse.

The property benefits from easy access onto the A52, A46 and has local amenities nearby.

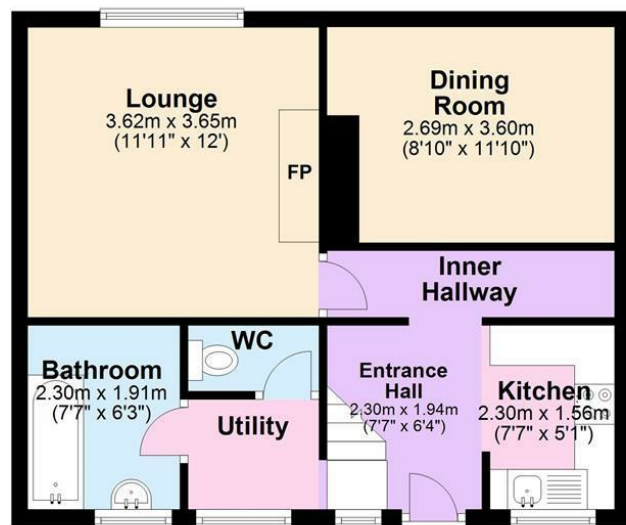


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

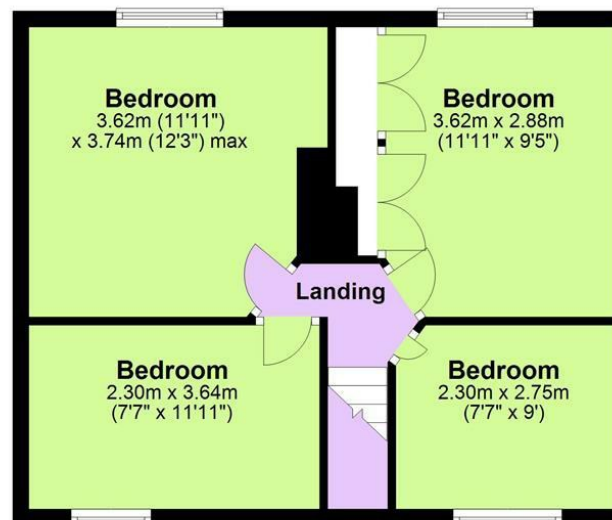
Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 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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