

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



NO ONWARD CHAIN - This attractive double fronted three double bed roomed end terrace cottage has been fully refurbished by the current owners and offers a larger than average rear garden with delightful rural views. The accommodation comprises a living room with feature fireplace and exposed stone walls, a well appointed kitchen with integral appliances and pantry, ground floor bathroom, rear hallway and a conservatory/ dining room . To the first floor are three double bedrooms and a modern shower room. Externally, the property benefits from an attractive front garden and a generous raised lawned garden to the rear with a seating area and established flower beds, along with two stone built outbuildings and a timber shed.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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outbuilding, covered store and timber shed are included in the sale. Behind the property is free village parking on a first come, first served basis.

NOTES

Tenure: FREEHOLD
 Council Tax Band: C
 EPC Rating: TBC
 What3Words Location: unrated.sunset.loom

PORCH

Timber entrance door and windows, and wood effect flooring.

LIVING ROOM

11'8 x 11'8 (3.56m x 3.56m)
 uPVC double glazed window, open fireplace, radiator, exposed stone feature walls, and wood effect flooring.



KITCHEN

8'2 x 11'9 (max) (2.49m x 3.58m (max))
 uPVC double glazed window, fitted wall and base units with a marble effect worktop over, space for a range cooker, sink and drainer with a mixer tap over, integral fridge, dishwasher and washing machine, radiator, wood effect flooring, under stairs pantry and stairs to the first floor.



GROUND FLOOR BATHROOM

5'2 x 7'9 (max) (1.57m x 2.36m (max))
 uPVC double glazed window, bath with a shower fitment over, WC, pedestal wash basin, ladder style radiator, part tiled and wood effect flooring.

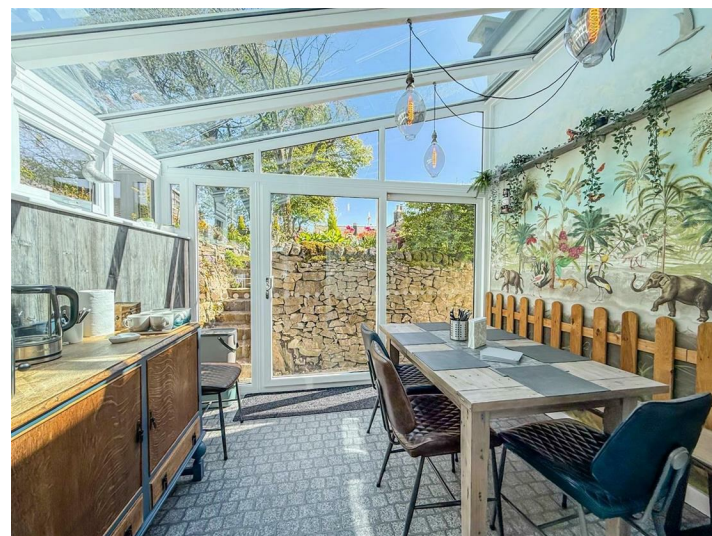


REAR HALLWAY

uPVC double glazed window, radiator, exposed stone feature wall, and tile effect flooring.

CONSERVATORY / DINING ROOM

10'3 x 8'10 (3.12m x 2.69m)
 uPVC double glazed sliding door and windows, radiator and tiled effect flooring.



FIRST FLOOR LANDING

Loft access

BEDROOM ONE

11'8 x 11'1 (3.56m x 3.38m)
 uPVC double glazed window, radiator and loft access.

BEDROOM TWO

11'9 x 9'8 (max) (3.58m x 2.95m (max))
 uPVC double glazed window, built in wardrobe, and a radiator

BEDROOM THREE

8'11 x 9 (max) (2.72m x 2.74m (max))
 uPVC double glazed double doors leading to decked seating area and rear garden, double glazed window, radiator and wood effect flooring

SHOWER ROOM

8'11 x 4 (2.72m x 1.22m)
 uPVC double glazed window, enclosed shower cubicle with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, tiled walls and wood effect flooring



EXTERIOR

To the front of the property is an attractive garden with an area of lawn. To the rear of the property is a raised lawned garden with a seating area and well established flower beds. A stone built