10 The Street - Asking Price £240,000

Eriswell Brandon IP27 9BH

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £240,000

The Property

Situated in the sought-after village of Eriswell, this charming two-bedroom semi-detached cottage offers an exciting opportunity for buyers looking to create a characterful home of their own. This Property is offered chain free, the property is ideal for first-time buyers, couples or those seeking a home with plenty of potential.

The ground floor features two separate reception rooms, both offering a wealth of traditional character. The lounge benefits from a brick-built fireplace with a wood-burning stove, creating a welcoming focal point, while the dining room provides flexible space for everyday dining or entertaining.

To the rear, the fitted kitchen offers a range of wall and base units, work surfaces and space for appliances, with windows providing plenty of natural light. A ground-floor bathroom, which includes a walk in shower ,WC and wash basin.

Upstairs, the property provides two bedrooms, both featuring carpet and useful storage. The individual layout adds to the cottage's charm and character. There is also a ensuite wc upstarts.

Outside, the front garden is enclosed by established hedging, with a pathway leading to the entrance. To the rear is a private courtyard-style garden, Access to the side is provided via a right of way over the neighbouring property.

The current owners also rent a garage and parking space located to the rear of the property, with further details available upon request.

This property offers all the charm, character and history of an older home, without the restrictions of being listed, giving buyers greater flexibility to make future changes, subject to the necessary permissions.

Offering character, potential and a desirable village setting, this distinctive chain-free cottage presents a fantastic opportunity to modernise and personalise a home to suit your own style. Early viewing is highly recommended.

Agents notes

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

WHY THE AGENT LOVES T!

This charming cottage feels like a step back in time, filled with warmth, character and that cosy, traditional cottage atmosphere that makes it instantly feel like home.

Features

- CHAIN FREE
- TWO-BEDROOM SEMI-DETACHED COTTAGE
- SOUGHT-AFTER VILLAGE LOCATION
- BRICK FIREPLACE WITH WOOD-BURNING STOVE
- GROUND-FLOOR BATHROOM
- PRIVATE COURTYARD-STYLE REAR GARDEN
- USEFUL BUILT-IN STORAGE
- GARAGE AND PARKING SPACE CURRENTLY RENTED TO THE REAR
- FITTED KITCHEN
- CHARACTER PROPERTY





















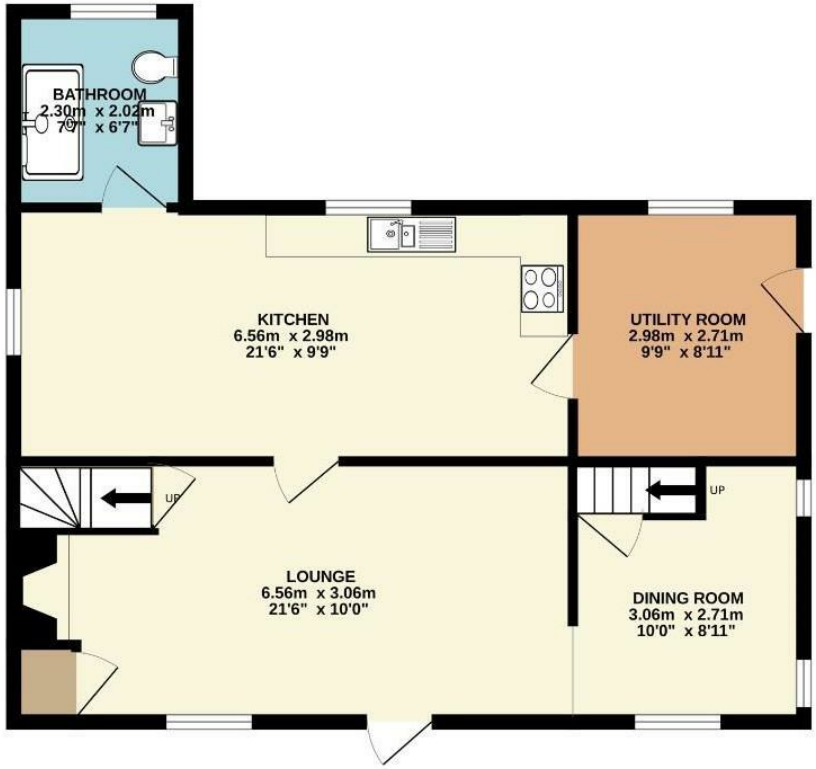




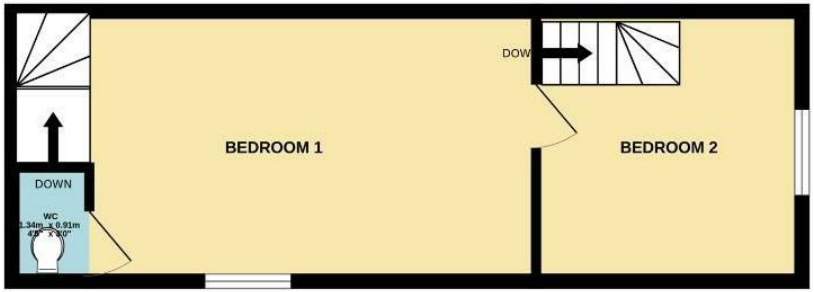


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
59.9 sq.m. (645 sq.ft.) approx.

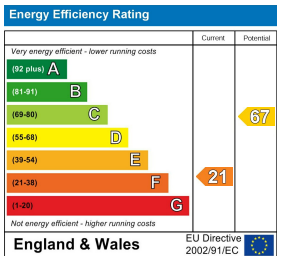


1ST FLOOR
29.4 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA : 89.3 sq.m. (962 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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