



6 Charnwood Cottages West Street, Brading
£185,000



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Set in the heart of Brading, occupying an elevated position, this sweet semi detached cottage was completely re-built in the 1980's. The home is warmed by gas central heating; has UPVC double glazing and offers a good sized living/dining room and attractive; modern kitchen on the ground floor, with a double bedroom and single bedroom serviced by the bathroom on the first floor. The gardens are tiered and positioned to the front of the home, with a small rear yard for bin storage. Offered with no onward chain. Leasehold - 999 years from 1889. Peppercorn Ground Rent (not collected). Council Tax Band - B. EPC D-58

UPVC double glazed side entrance door into:

Living/Dining Room:

22'1" max x 11'9" max (6.74m max x 3.59m max)

Decorated in fresh white with characterful dark wooden ceiling beams, this comfortable, open plan room provides plenty of space for sitting and dining. The sitting area is focused to one end with a window looking to the front garden and a focal point of an exposed brick chimney breast with a handsome woodburning stove. The dining area is set adjacent to the kitchen, with further window to the side and stairs off to the first floor. Door to:

Kitchen:

11'1" max x 7'11" max (3.38m max x 2.43m max)

Smartly fitted with matte cream fronted units and pale oak effect worktops all co-ordinated with cream tiled splashbacks. Integrated under counter oven, with electric hob and concealed extractor hood above. Fridge/Freezer; washing machine and condensing tumble dryer. The stainless steel sink sits below the rear window; there is a wall mounted gas fired boiler and external door to the rear.

Stairs to:

First Floor Landing:

With access to large, boarded loft with pull down ladder and doors to:





Bedroom One:

11'10" x 9'6" + wardrobes (3.61m x 2.90m + wardrobes)

A good sized, bright double room with one wall devoted to a full range of fitted wardrobes. The front window offers a super elevated view to the Downs and the Church.

Bedroom Two:

12'4" max x 5'6" (3.77m max x 1.69m)

A single bedroom with window to side and fitted wardrobe; dressing table and top box over.



Bathroom:

11'5" max x 5'6" max (3.50m max x 1.68m max)

In white decor and fitted with a coloured suite of bath; WC; wash hand basin and separate shower enclosure. Handy built in airing cupboard with radiator and UPVC double glazed rear window.

Rear Yard:

Set behind the kitchen is a small yard area with a handy outside WC.



Front Garden:

The main gardens are set to the front of the home and arranged over gravelled and patio tiers. Steps lead up through the front two tiers from West Street and then there is a patio area with timber shed and a second gravelled and planted garden to the top. There is an additional pedestrian access from West Street which does not have steps, off to one side and this gives access along the front of the row of Charnwood Cottages.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

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Pop in for a chat

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