



£169,950

***NO CHAIN * MODERNISED * EXTENDED * TWO BEDROOMS * CHARACTER END COTTAGE * GARDENS FRONT & REAR * NEW ROOF * NEW BOILER * NEW BATHROOM * EN-SUITE * VIEWING ESSENTIAL ***

This delightful property offers generous and very well presented living accommodation along with good sized gardens to both front and rear. Situated adjacent to The Village Recreation ground and close to all the village amenities, supermarkets and shopping centres, public transport and local schools are close by.

The property has been much improved by the present owner and amongst the improvements are: New roof, New boiler (18mths), New bathroom, New décor, New flooring, refurbished grey upvc windows & doors.

The spacious accommodation comprises: Entrance hallway, lounge with feature stove, second reception room again with feature stove, modern fully equipped kitchen, utility room. On the first floor is a spacious landing area, two large double bedrooms, one with en-suite and a fabulous period style bathroom and walk in shower.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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