

**NEW
INSTRUCTION**



£199,950

FABULOUS MODERNISED COTTAGE* *TWO BEDROOMS* *STONE BUILT CHARACTER COTTAGE* *CHARMING COTTAGE FEATURES* *OFF ROAD DESIGNATED PARKING* *TWO RECEPTION ROOMS* *VILLAGE LOCATION* *WOODLAND WALKS NEARBY* *CLOSE TO LOCAL AMENITIES*

Townend Estate Agents offer for sale this TWO BEDROOM stone built cottage. Located in the heart of Thackley Village, just a short walk away from a variety of amenities including shops, bars and cafe's. With woodland walks right on your doorstep as well as the local cricket club. Just a short drive from Apperley Bridge with its train station, marina, river & canal side walks. This well appointed property benefits from two reception rooms, charming features such as exposed beams and period fireplaces, invaluable allocated parking to the rear, abundant cellar storage and garden. This property is not one to be missed and must be viewed to be fully appreciated.

NEW ROOF 4 YRS, NEW SLIDING SASH WINDOWS & FRENCH DOORS, ADJACENT BUILDING / OFFICE / GYM / CRAFTROOM.

The property comprises briefly: Entrance, Lounge with feature fireplace and wood burning stove, Dining room with multi fuel burning stove, through to Kitchen. Ample cellar storage. Upstairs are TWO good size bedrooms and the modern house bathroom. Externally to the rear is a well appointed garden, with patio area, lawn and landscaped vegetable patch. The current owner has dropped the curb to the rear in order to allow for the creation of a driveway, should the discerning viewer wish to create one. Additional allocated off street parking to the rear.

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			87	(92 plus) A			86
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		63		(55-68) D			59
(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	