



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.

EARLY VIEWING ESSENTIAL. A very well presented stone build cottage situated within a popular location and benefitting from **OFF ROAD PARKING** for two cars. Comprising; entrance hallway, WC, living room, fitted kitchen, conservatory, **TWO DOUBLE BEDROOMS** and fitted bathroom. Externally there is a low maintenance garden and seating areas.

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ENTRANCE HALLWAY

15'1 x 5'9 maximum (4.60m x 1.75m maximum)
Double glazed entrance door, cloaks hanging space, tiled flooring, stairs to first floor, radiator, under stairs storage cupboard with space for washing machine and storage space..



DOWNSTAIRS WC

Low level WC, wash hand basin, tiled flooring, heated towel rail.

LIVING ROOM

16'3 x 11'1 (4.95m x 3.38m)
Double glazed French doors to outside, fireplace with wooden surround, cast iron gas stove, tiled back and marble effect hearth, wood effect flooring, radiator.



FITTED KITCHEN

10'9 x 7'6 (3.28m x 2.29m)
Fitted with wall and base mounted units with work surfaces

over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, space for tumble dryer, space for fridge/freezer, tiled flooring, glazed double doors leading to;



CONSERVATORY

9'9 x 7'1 (2.97m x 2.16m)
Double glazed windows to three sides, double glazed door to the garden, feature radiator, tiled flooring.



FIRST FLOOR LANDING

Access to roof void.



BEDROOM ONE

11'1 x 9'9 plus door recess (3.38m x 2.97m plus door recess)
Double glazed window, radiator, wood effect flooring.



BEDROOM TWO

10'9 x 7'7 (3.28m x 2.31m)
Double glazed window, radiator, wood effect flooring.



BATHROOM

Panelled bath with shower fittings over, low level WC,

pedestal wash hand basin, tiled walls, heated towel rail, extractor fan.



EXTERNALLY

The property offers a double width driveway providing off road parking with steps leading down to the front garden. The front garden offers gravelled areas together with seating area and gated access to the rear.

The rear garden is low maintenance and has gravelled areas a timber shed and enclosed boundaries.

