



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 double fronted cottage situated within a highly popular village location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; living room with exposed beams, dining area,, inner hallway, fitted dining kitchen with utility, **TWO DOUBLE BEDROOMS** and re-fitted bathroom. Externally there is a walled frontage and a communal rear yard.

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### ENTRANCE VESTIBULE

Entrance door and glazed door leading to;

### LOUNGE

12'10 x 11'9 (3.91m x 3.58m)

Fireplace with stone surround, inset cast iron stove and stone hearth, built in storage unit, two wall light points, ceiling beams, radiator, double glazed window, opening onto;



### DINING KITCHEN

12'4 x 6'7 plus 8'11 x 4'8 (3.76m x 2.01m plus 2.72m x 1.42m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob, space for fridge/freezer, radiator, double glazed window, double glazed door to outside.



### DINING AREA

12'10 x 7'1 (3.91m x 2.16m)

Double glazed window, radiator, ceiling beams.



### INNER HALLWAY

10'3 x 7'3 (3.12m x 2.21m)

Frosted double glazed window, radiator, under stairs storage cupboard, radiator, cloaks hanging space, ceiling beams, wall light point.



### BEDROOM ONE

13'1 x 10'7 into robes (3.99m x 3.23m into robes)

Double glazed window, radiator, fitted wardrobes.



### BEDROOM TWO

13'2 x 8'4 (4.01m x 2.54m)

Double glazed window, access to roof void, radiator.



### BATHROOM

11'3 x 6'9 (3.43m x 2.06m)

Corner bath with hand held shower fittings over, vanity wash hand basin with cupboards beneath, enclosed cistern WC, part tiled walls, two double glazed Velux style windows, heated towel rail, frosted double glazed window, storage cupboard, vaulted ceiling with exposed beam.



### EXTERNALLY

To the front of the cottage there is a walled frontage with small seating area.

To the rear of the property there is an enclosed communal yard shared with one other cottage offering seating area.

