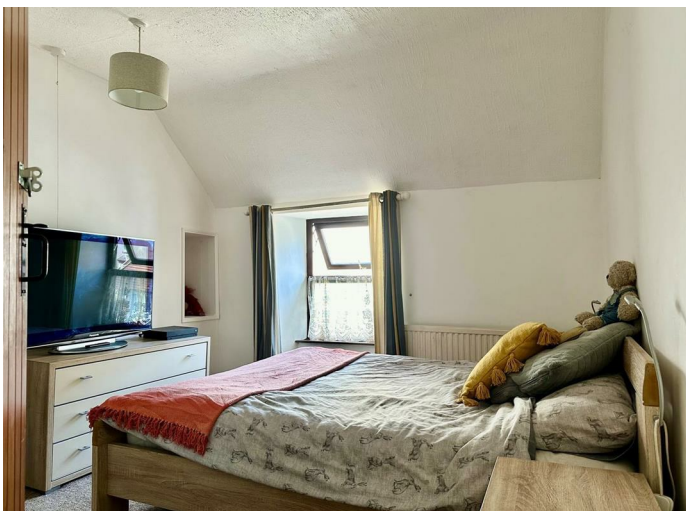






A deceptively spacious and well presented, four bedroom, two reception room semi detached character cottage within walking distance of a supermarket, butchers, boating lake and schools. The property also enjoys off road parking for two cars and an enclosed low maintenance rear garden and an outbuilding. Council Tax Band C. Freehold. EPC D57.



## THE PROPERTY

A spacious and well presented four bedroom semi detached character cottage. On the ground floor the front door opens into the reception room/living room with a fabulous inglenook fireplace with wood burner. A walkway from the reception room leads through to the dining room and kitchen. From the dining room stairs lead to the first floor where four bedrooms and a family bathroom can be found.

Outside, to the front of the property is off road parking for two cars. To the side of the cottage, there is access to the rear enclosed low maintenance garden and the outbuilding.

We believe the property was built circa 1800's is built of granite and has slate tiles on the roof. The property is heated by a gas central heating system and further warmed by a wood burner in the reception room. The hot water is also heated via the gas boiler. There is majority double glazed windows, however, the windows and doors in the porch and the internal front door are single glazed.

This is a fantastic opportunity for a family to enjoy being within easy reach of schools, supermarket, butchers, Penrose Walks and the boating lake.

## COUNCIL TAX BAND C

## TENURE - Freehold

## EPC D57

## SERVICES

Mains water, mains gas, mains drainage and mains electricity. For broadband and mobile coverage please check Ofcom.org.

## RIGHT OF ACCESS

There is a right of access at the side of the driveway giving access to two properties. The path at the side of the property gives access to the rear garden and the neighbours garden.

## DIRECTIONS

From Olivers offices continue down Meneage Street. At the traffic lights turn left into Coinagehall Street. At the bottom turn right and the property is further down on the left hand side.

### Porch

Windows to three sides. Tiled floor. Door leading to reception room.

### Reception Room 10'11" x 9'11" (3.33m x 3.02m)

Feature inglenook fireplace with multi fuel burner. Beamed ceiling. Double glazed window to the front. Radiator. Ceiling light. Opening to the living room.

### Living Room 14' x 12' into recess (4.27m x 3.66m into recess)

A cosy room with exposed stone walls, feature granite and tiled fireplace. Beamed ceiling. Radiator. Ceiling and wall lights. Double glazed window to the front.

### Dining Room 12'8" x 9'4" (3.86m x 2.84m)

Wood effect laminate flooring. Double glazed window to the rear. Radiator. Wall and ceiling lights. Opening to the kitchen. Stairs to the first floor.

### Kitchen 12'7" x 9'2" (3.84m x 2.79m)

A selection of base and wall units complimented by granite effect work surfaces incorporating granite effect splashback, stainless steel sink and drainer with mixer tap. Tiled effect vinyl floor. Space for cooker. Space for dishwasher. Space for fridge/freezer. Inset ceiling lights. Opening to the conservatory. (White goods are available by separate negotiation).

### Conservatory 11'8" x 5'6" plus recess (3.56m x 1.68m plus recess)

There is a recess housing the boiler, space and plumbing for washing machine and space for tumble dryer. Double glazed windows look towards the patio area. Double glazed door leading to the low maintenance rear garden.

From the dining room, an opening with stairs to the first floor.

## First Floor Landing

Doors to four bedrooms and the family bathroom.

### Bedroom One 12'9" x 9'5" (3.89m x 2.87m)

Double glazed window to the rear. Radiator. Ceiling light.

### Bedroom Two 11' x 10'5" (3.35m x 3.18m)

Double glazed window to the front. Radiator. Ceiling light.

### Bedroom Three 10'4" x 7'8" (3.15m x 2.34m)

Double glazed window to the front. Radiator. Ceiling light. Loft hatch with ladder.

### Bedroom Four 8'6" x 6'5" (2.59m x 1.96m)

Double glazed window to the side. Ceiling light.

### Bathroom 12'8" x 9'1" (3.86m x 2.77m)

A generous bathroom comprising a four piece suite, paneled bath with mixer tap and flexi hose. Wash hand basin with storage cupboard below and mirror above. Low level WC. Shower cubicle with electric shower and easy clean wall coverings. Lino flooring. Loft hatch. Two double glazed frosted windows to the side and rear. Ceiling light. Extractor fan. Radiator.

### Outbuilding 13' x 9'7" (3.96m x 2.92m)

Power and light connected. Double glazed frosted window.

## Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building











regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

**Anti Money Laundering Regulations - Buyers**

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.