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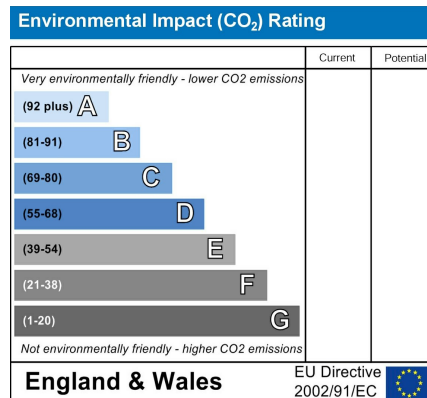
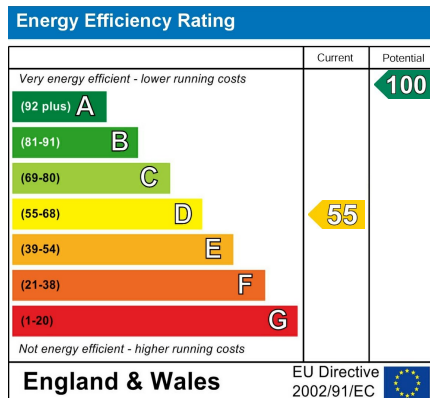
3 Victoria Cottages, Cottered, SG9 9QN

# 3 Victoria Cottages, Cottered, SG9 9QN

Price £350,000

Nestled in the charming village of Cottered, is this delightful mid-terrace cottage. A characterful two-bedroom with upstairs shower room, downstairs cloakroom, sitting room plus garden room. Benefitting from a good size kitchen/breakfast room and a lovely south facing garden with parking to the rear. Offered chain free!

- Two bedroom cottage
- Good size kitchen / breakfast room
- Garden room
- Double glazed sash windows
- Good size garden
- Upstairs shower room & downstairs cloakroom
- Sitting room with log burning stove
- Master bedroom with feature fireplace
- Parking to rear
- Offered chain free!



Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com



1ST FLOOR  
277 sq ft (25.7 sq m) approx



TOTAL FLOOR AREA - 665 sq ft (66.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors, porches, walls and other items are approximate and not responsible in relation to the same.

## **Entrance**

Timber front door to:

## **Sitting Room**

11'11" x 10'10"

Wood effect flooring. Wall and ceiling lights. Fireplace with multi-fuel stove. Radiator. Window to front aspect.

## **Kitchen / Breakfast Room**

11'11" x 11'1"

Range of gloss wall and base level units with butcher block countertops. Washing machine. Space for fridge freezer. Rangemaster with extractor over. Inset ceiling lights. Inset ceiling lights. Window to rear aspect. Cupboard housing consumer board and electric meter. Understairs cupboard. Stairs to first floor. Stable door to:

## **Garden Room**

Attractive wall panelling and exposed brickwork. Wall lights. Door to cloakroom. Window to garden aspect. Timber and glazed door to garden.

## **Cloakroom**

Wall panelling. Wash hand basin. Low level flush w/c. Chrome ladder style radiator. Wall light. Window to front aspect.

## **First Floor**

### **Landing**

Radiator. Loft access. Doors to:

### **Bedroom One**

10'9" x 10'8"

Window to front aspect. Feature fireplace. Radiator. Wardrobe.

### **Bedroom Two**

8'11" x 8'0"

Window to rear aspect. Built in storage cupboard.

### **Shower Room**

Fitted with double length walk in shower. Low level flush w/c. Wash hand basin. Chrome ladder style radiator. Mirrored cabinet. Inset ceiling lights. Extractor fan.

### **Outside**

#### **South facing garden**

90 approx

Patio area: log store. Outside tap. Gated with steps up to garden. Garden: Laid to lawn with mature shrubs. Shed with further log store to the bottom of the garden. Access gates. Access to parking bay.

### **Parking**

Two parking spaces to the rear of the property.

### **Agents Note**

Vendor has advised there is a lorry ban through the village 01.07.24

Heating electric. Current supplier EON

Hot water emersion tank in the loft

Mains water and sewerage with Anglian Water

Broadband with BT

Neighbouring right of access through garden.

Loft believed to be boarded with ladder.

Parish council own and maintain the lawn area to the front of the property

Brick construction.







View from the parking area