



Elsdon Cottage Bridge Street, Ryhall, Stamford, PE9 4HH

 **NEWTON FALLOWELL**





## Key Features

- No onward chain
- One bedroom character property
- Three piece bathroom
- Original internal doors and stone flooring
- Spacious bedroom
- Rear courtyard
- Village location
- EPC Rating D
- Freehold

£180,000





\*\*\*No Onward Chain\*\*\*

Character one bedroom mid-terraced property for sale situated in the heart of Ryhall village, just a short drive from Stamford. The property has retained original features whilst offering cosy and comfortable living. The property briefly comprises of lounge, kitchen, bathroom on the ground floor and Master bedroom on the top floor. Outside there is paved courtyard with lighting and outside tap to rear.



Upon entering you are immediately greeted with the lounge complete with original internal doors, exposed oak beams, convenient storage cupboard and access to the rear courtyard. Continuing on you have kitchen with built in oven, hob, extractor, dishwasher and fridge freezer. Completing downstairs you have the three-piece bathroom to the rear with bath and shower over, toilet and hand basin. Please note throughout the downstairs the original stone flooring has been preserved in order to retain the period cottage aesthetic. Upstairs you have the master bedroom, spacious in size and light due to the two windows overlooking the street and two skylights to the rear, the room is neutrally decorated throughout and carpeted.



Outside you have a rear courtyard with tap and lighting and to the front you have on-

road parking directly outside the solid wood front door.

Don't miss out on this rare opportunity to live in the heart of Ryhall and book in a viewing with us today!

Living room 3.69m x 4.1m (12'1" x 13'6")

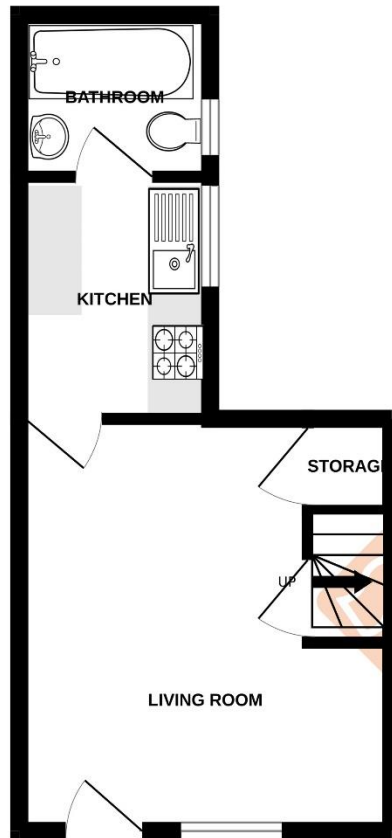
Kitchen 1.9m x 2.41m (6'2" x 7'11")

Bedroom 4.48m x 3.9m (14'8" x 12'10")

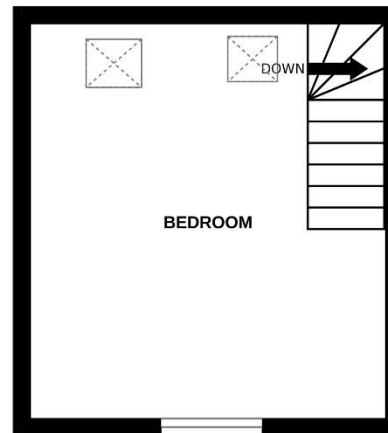
Bathroom 1.6m x 1.86m (5'2" x 6'1")



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 407 sq.ft. (37.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: A

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.