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£248,000

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Positioned with great access to the town centre amenities and mainland ferry link, this attractive and well presented cottage has the bonus of parking to the front of the home and an enclosed, sunny front garden. The accommodation comprises a sitting room with a handsome woodburning stove; a good sized and light kitchen/dining room; ground floor shower room and two pretty double bedrooms on the first floor. The home is warmed by modern electric heaters and has UPVC double glazing, and provides a perfect and well placed bijou residence. Freehold. EPC F-26. Council Tax Band - B

**UPVC double glazed front entrance door to:**

### **Sitting Room:**

12'11" max x 10'1" (3.95m max x 3.08m )

A light room in fresh white decor with tiled floor and UPVC double glazed front window. Handsome woodburning stove providing a warming focal point to the room and a modern electric wall mounted heater. Stairs off to first floor and opening to:

### **Inner Hallway:**

With opening to kitchen and the end and door to:

### **Shower Room:**

7'10" max x 6'7" max (2.39m max x 2.02m max)

Tiled in glossy white and fitted with a smart white suite of WC; wash hand basin set to a rustic wooden shelf and walk-in shower enclosure with electric shower over. Wall mounted heated electric towel ladder.

### **Kitchen/Dining Room:**

15'0" max x 10'3" max (4.59m max x 3.13m max)

A spacious and bright room with two skylights; tiled floor and white decor. Fitted with cream fronted units and a woodblock worksurface featuring a butler sink. Spaces for appliances and built in storage cupboard to one end.





**Attractive staircase with wooden treads to:**

**First floor landing:**

With access to boarded loft; UPVC double glazed side window and smart wooden doors to:

**Bedroom One:**

10'5" x 10'3" (3.20m x 3.13m)

With lovely wooden flooring, a pretty double bedroom with UPVC double glazed front window and modern electric heater.

**Bedroom Two:**

10'2" x 7'10" (3.10m x 2.41m)

A second pretty double bedroom with rear UPVC double glazed window and handy overstairs storage recess.

**Garden:**

The garden for the home lies at the front, allowing it to take advantage of its south facing aspect. It is fully enclosed, laid to gravel and paving with gated access to the:

**Parking Area:**

A huge bonus to the property - a block paved parking area to the front of the garden.

**Disclaimer**

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not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

