







**£320,000**

Situated in the heart of Long Marston and offered with no upper chain this two bedroom terraced cottage has been recently updated and includes; lounge with fireplace, refitted kitchen and bathroom, both front and rear gardens and allocated off road street parking.

# Property Description

## **ENTRANCE**

Door to Lounge.

## **LOUNGE**

Double glazed sash window to front, brick built open fireplace with tiled hearth, radiator, stairs to first floor.

## **KITCHEN**

Fitted with floor and wall mounted units with work surfaces over, single sink unit with mixer tap, gas hob and built in oven, integrated washing machine and washing machine, space for fridge freezer, wall mounted gas combination boiler, tile flooring, window and double glazed door to rear.

## **LANDING**

Doors to bedrooms and bathroom.

## **BEDROOM ONE**

double glazed sash window to front, radiator, built in cupboard and access to loft.

## **BEDROOM TWO**

double glazed window to rear, radiator, built in cupboards.

## **BATHROOM**

Refitted panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, recessed spotlighting, extractor fan.

## **OUTSIDE**

### **FRONT GARDEN**

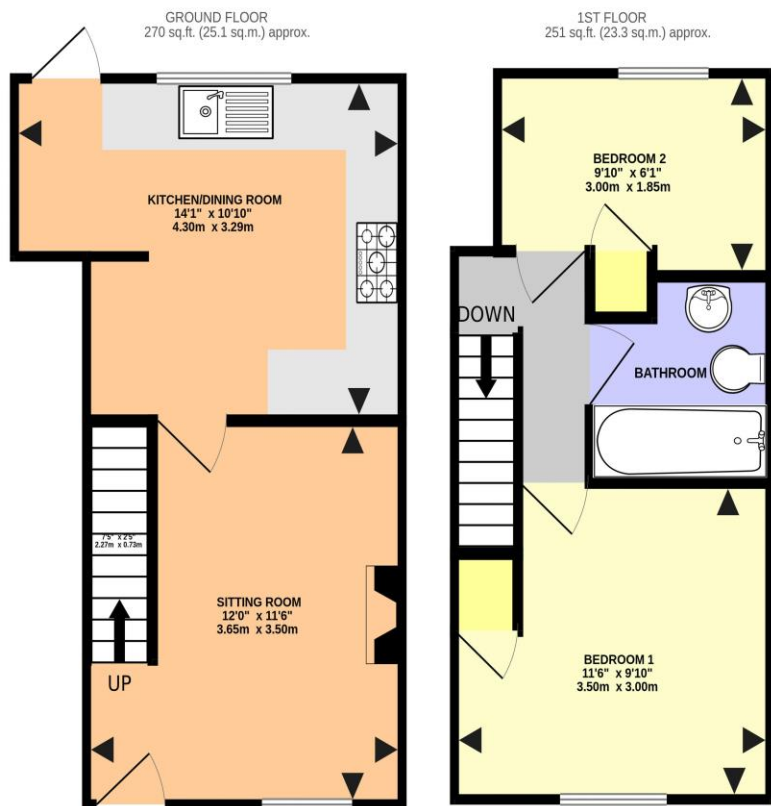
Flower and shrub beds, pathway to front.

### **REAR GARDEN**

Mainly laid to lawn with patio area, all enclosed by panel fencing, gated rear access leading to parking area.

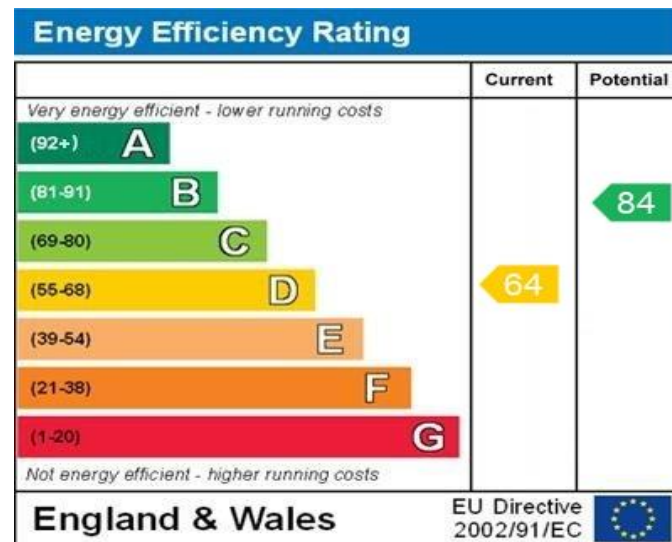
### **PARKING**

Located directly to the rear of the property and is one parking space



STATION ROAD, LONG MARSTON HP23 4QS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.  
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