





£415,000

Situated in the popular village of Wigginton this cosy three bedroom terraced cottage is welcomed to the market offering three bedrooms, lounge, kitchen and family bathroom. Other benefits include front and rear gardens, farmland views and quick access to beautiful walks in the local countryside. NO ONWARD CHAIN.

Property Description

ENTRANCE

Door to:

LOUNGE

Double glazed window and door to front. Wall-mounted electric heater, feature fireplace.

KITCHEN

Double glazed window and frosted door to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, space for cooker, wall-mounted electric heater, stairs rising to first floor, under stairs storage cupboard.

LANDING

Airing cupboard housing lagged water cylinder, wall-mounted electric heater, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobe, wall-mounted electric heater.

BEDROOM TWO

Double glazed window to rear aspect. Storage cupboard, wall-mounted electric heater.

BEDROOM THREE

Double glazed window to front aspect.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with mixer tap, low level WC, pedestal wash hand basin.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with path to front door.

REAR GARDEN

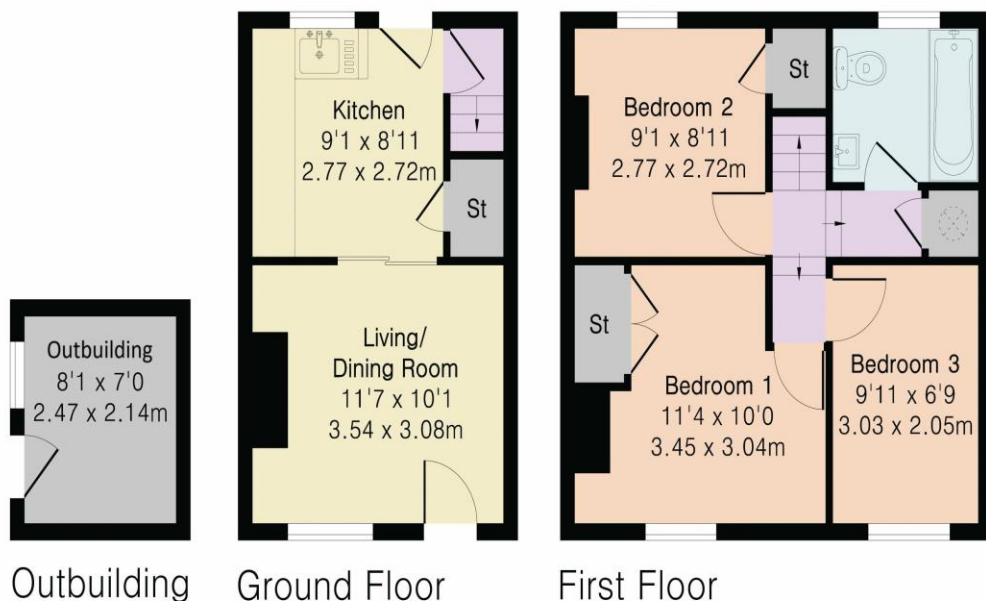
Mainly laid to lawn with flower and shrub beds, mature shrubs, brick and slate outbuilding, outside tap.

Approximate Gross Internal Area 643 sq ft - 60 sq m

Ground Floor Area 225 sq ft – 21 sq m

First Floor Area 361 sq ft – 34 sq m

Outbuilding Area 57 sq ft – 5 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Michael
ANTHONY

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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