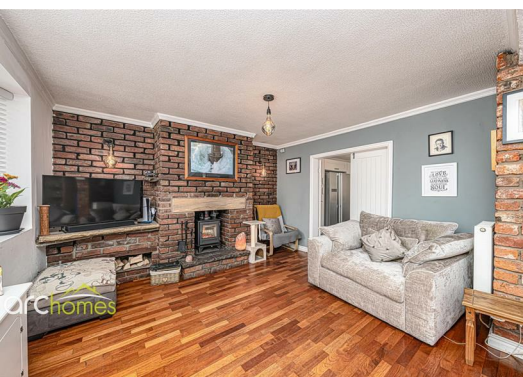




## 1 Lythgoes Houses, WN7 4HP

Offers over £230,000

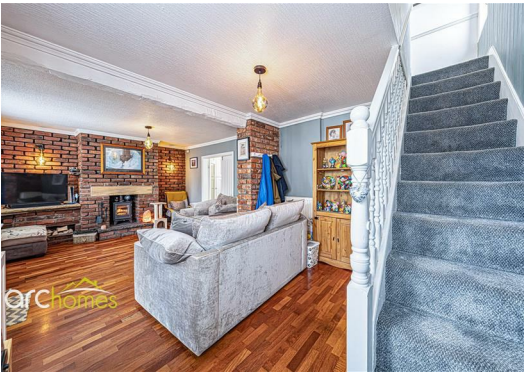
ARC HOMES are delighted to offer FOR SALE this absolutely stunning end of cottage property positioned within a lovely quiet 'off street' location on the Pennington borders. This gorgeous home dates back to 1822 and boasts generous accommodation together with a flawless presentation and enclosed gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out on this unique home. Entry is via an entrance porch which leads into the fantastic well proportioned sitting room. The sitting room is finished with a gorgeous fireplace house a log burning stove and provides access into the modern kitchen and useful separate study. To the first floor are four excellent bedrooms and a modern bathroom. Outside, this property is positioned within a tucked away quiet spot with lovely enclosed gardens to both front and rear. Just to the side of the property is a handy detached garage with off road parking and an EV charging point in front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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