



John German (a)

Located at the centre of the very popular National Forest village which is served by excellent amenities and has easy walks directly into the forest and visitor centre, all offered with vacant possession and no onward chain.

Guide Price £300,000



To the front of the property there is a composite entrance door and glazed side screens giving direct access into the entrance hallway which has stairs off and useful fitted storage below.

On the right hand side there is an L shaped through lounge/dining room having a slate fireplace with open fire which could potentially, subject to regulations, accommodate a wood burner.

To the rear of this, there are half glazed double doors which give a ccess to a sitting or garden room which enjoys dual aspect views over the garden and could easily accommodate French doors directly into the garden if desired.

There is a fitted kitchen with a range of oak faced base and wall units surmounted by worktops, having an inset composite one and half bowl sink with mixer tap and tiled splashbacks, there is an inset electric hob with extractor hood over and built in Bosch electric oven below, together with additional appliance spaces, tiled floor and cupboard housing the gas boiler.

Off the kitchen is a separate utility room having a tiled floor and uPVC double glazed door to the garden. There used to be a direct door into the garage which could successfully be reopened.

On the first floor, there is a landing with loft access. Off this, there are three bedrooms; two good sized doubles, one housing the airing cupboard, together with a useful third bedroom or study and a bathroom which is fully tiled with bath having shower over, pedestal wash hand basin and WC.

At the front of the property, there is a mature garden with lawn and laurel hedged screening flanked by a driveway leading to the single integral garage with up and over door. A side pedestrian access with gate leads to the mature, enclosed rear garden which has a patio area, lawn and well established shrub borders. There is also a useful timber garden shed.

Agents notes: The property is not registered with Land Registry.

 $\textbf{Tenure:} \ \mathsf{Freehold} \ (\mathsf{purchasers} \ \mathsf{are} \ \mathsf{advised} \ \mathsf{to} \ \mathsf{satisfy} \ \mathsf{themselves} \ \mathsf{as} \ \mathsf{to} \ \mathsf{the} \ \mathsf{tenure}$ 

 $via\ their\ legal\ representative).$ 

Please note: It is quite common for some properties to have a Ring doorbell

and internal recording devices. **Property construction**: Standard

Parking: Drive & garage Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

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Our Ref: JGA/07082024

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# John German 🧐





Agents' Notes
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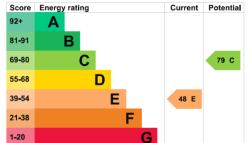
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