



Musgrave Terrace
Wolviston

£155,000
ENERGY RATING: C-69

A charming two double bedroom cottage in the highly desirable village of Wolviston. Located in a small cul-de-sac just off the high street ideally suited to first-time buyers or anyone looking to downsize. The property comprises; entrance vestibule, large 20 ft. lounge/dining room, kitchen, two first floor double bedrooms and a spacious bathroom. There is an enclosed yard to the rear with brick shed and a shared alley to the side for access. Benefitting from newly fitted UPVC double glazed windows & doors and a recent full rewire. Located close to the A689 and A19 providing easy access for commuting and just a short walk to all the villages amenities. Energy Rating: C-69. Council Tax Band: B (£1,936.73).



- Two Double Bedroom Cottage • Ideal First Buy or Downsizing • Popular Village Location • Newly Fitted Windows & Doors • Large 20 ft. Lounge/Dining Room • Easy Access To A689 & A19 • Energy Rating: C-69 • Council Tax Band: B (£1,936.73)

Entrance Vestibule

New composite entrance door, meter cupboard and a door to the lounge.

Lounge/Dining Room

6.32m x 4.24m (20'8" x 13'10")

Front & side aspect UPVC double glazed windows, feature fireplace with brick arch, staircase to first floor and two radiators.

Kitchen

2.04m x 3.29m (6'8" x 10'9")

Rear aspect UPVC double glazed window and door. Wooden effect base & wall units with rolled worksurfaces and tiled splashbacks incorporating stainless steel sink & mixer tap. Gas cooker. Space & plumbing for washing machine, space for fridge/freezer and a tiled floor.

First Floor Landing

Storage cupboard and access to loft.

Bedroom One

2.60m x 3.75m (8'6" x 12'3")

Front aspect UPVC double glazed window, two built-in wardrobes and a radiator.

Bedroom Two

3.15m x 2.37m (10'4" x 7'9")

Side aspect UPVC double glazed window, built-in wardrobe and a radiator.

Bathroom/WC

2.04m x 3.33m (6'8" x 10'11")

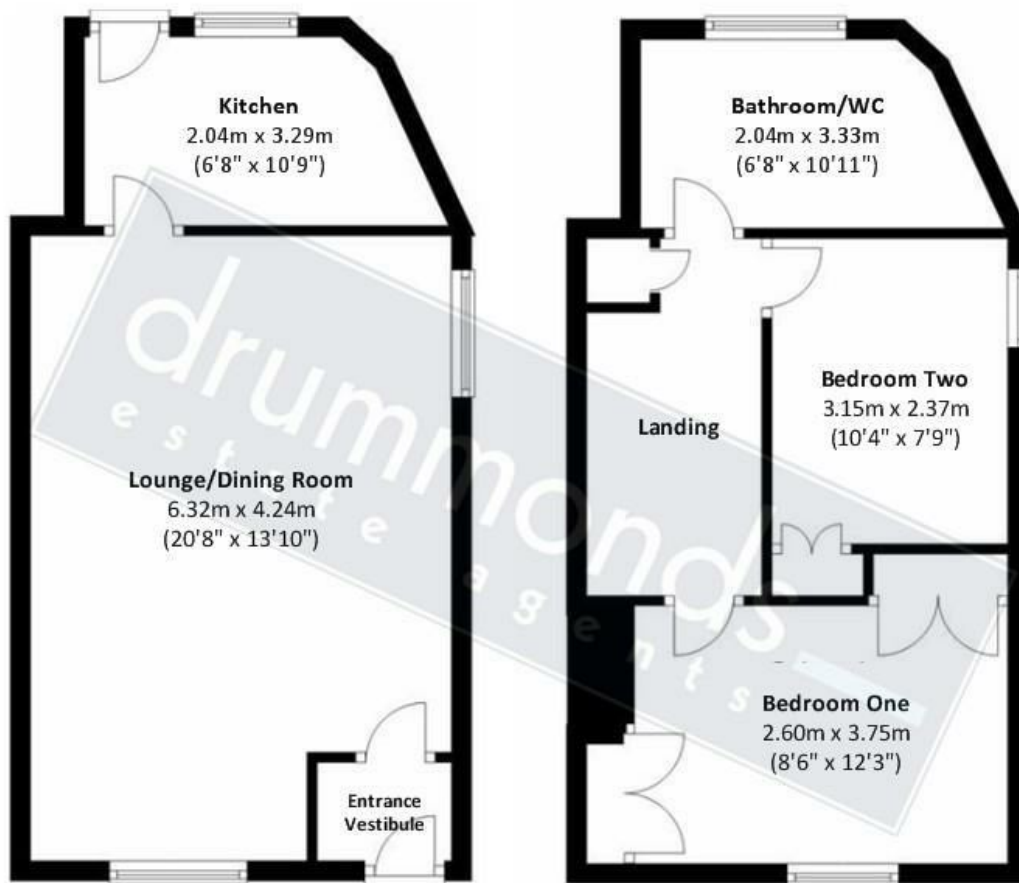
Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with electric shower over, pedestal wash basin and a low level WC. Tiled splashbacks, radiator and a cupboard housing combi boiler.

Externally

There is an enclosed yard to the rear of the property, a brick outhouse/storage shed and a shared alley to the side for access.







GROUND FLOOR

FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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