

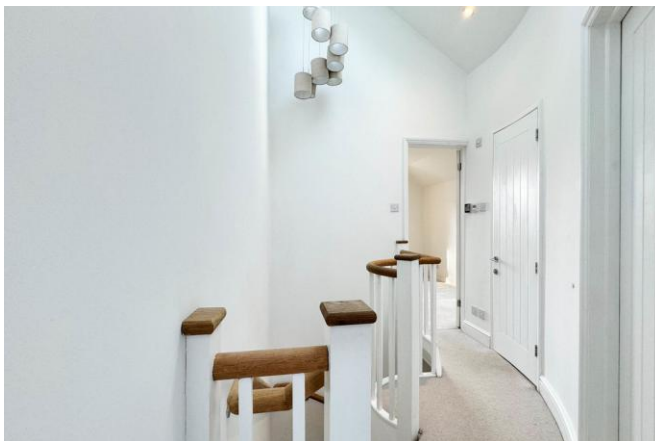


Steven Oates are delighted to offer for let, this charming and beautifully extended three-bedroom Victorian cottage, which has been finished to a high standard throughout. This family home benefits from well-proportioned light and airy rooms with an open plan kitchen/family room with integrated appliances, large bi-folding doors leading to the rear garden. Lounge to the front, ground floor shower room/utility, three bedrooms - master with wardrobe and first floor bathroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.