





Accommodation

A charming grade II listed cottage, located in the heart of the city and offering a wealth of character throughout, boasting a large garden and many period features.

It is unusual to find such an 'original' cottage, whilst although it has been well maintained and modern touches like gas central heating have been added, only necessary changes have been made to the original cottage.

On the ground floor the main entrance door leads to a cosy living room with exposed beams, fitted storage cupboards and an attractive stone fireplace with open fire. Stairs rise to the first floor and then to the rear of the cottage there is a lovely open plan kitchen/diner/family room, fitted with a range of kitchen units and with a side access door. The bathroom completes the ground floor layout, fitted with a three piece suite, including a bath with glazed screen and shower over. To the first floor there is the main bedroom with display fireplace and a range of fitted wardrobes, plus a smaller second bedroom, with a staircase leading to the upper floor. The loft has been converted to create a handy loft space, currently utilised as a third bedroom.

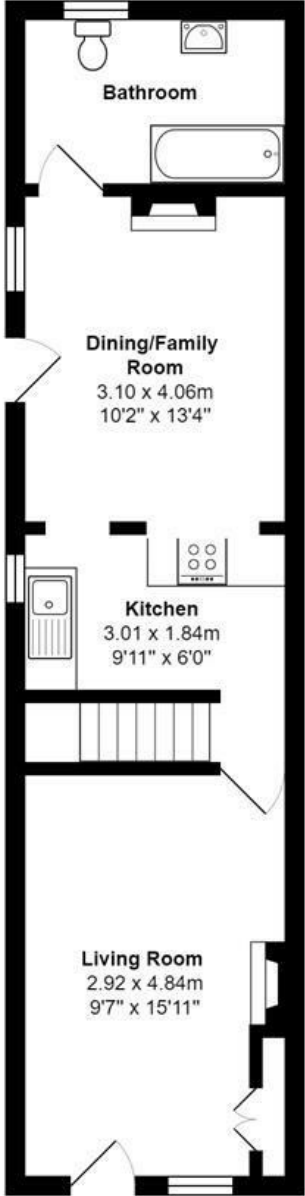
Externally gated access (shared with next door) is available from the road, leading to the garden, whilst also giving access to the use cellar space. Unusually for a property this close to the centre, the cottage also benefits from a good size rear garden. The garden extends to approximately 150 feet and it is split into several sections, including a pretty courtyard and private seating area to the bottom of the garden.

Ideally located for access to shops and amenities, the property is a must to view to appreciate the charm and character on offer, with this deceptively spacious cottage.

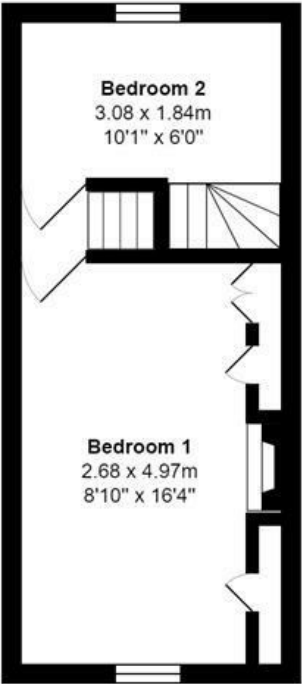




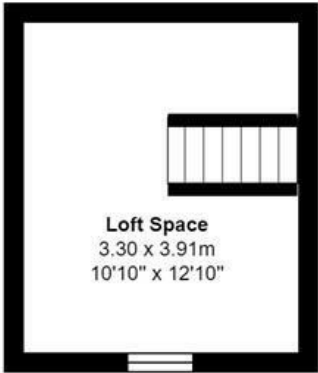
Floorplan



Ground Floor



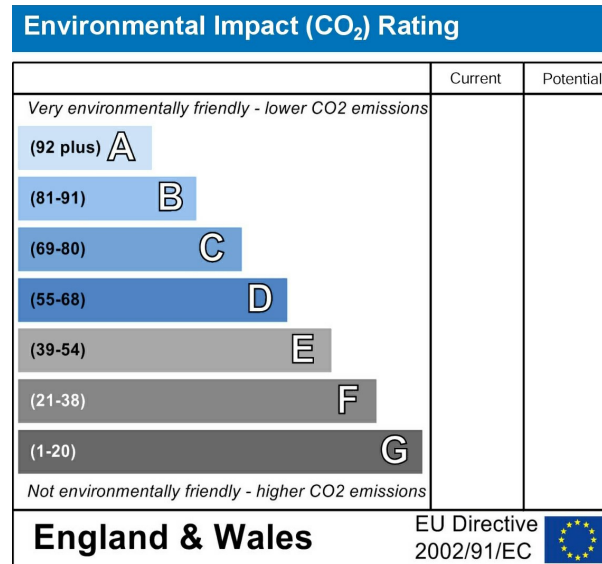
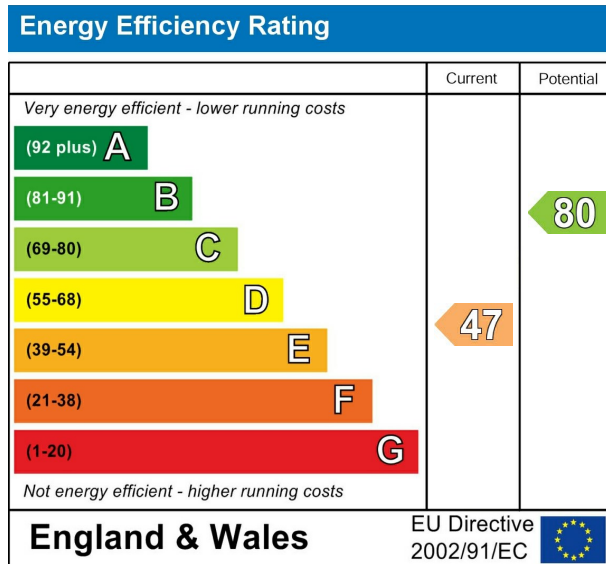
First Floor



Second Floor



EPC



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