





Welcome to this charming three-bedroom cottage located on Station Road in Woodville. This beautifully presented terraced house is a perfect blend of modern amenities and traditional charm.

As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining or relaxing with family. The good-sized modern kitchen is a chef's delight, providing the perfect setting for creating culinary masterpieces.

Upstairs, you will find three cosy bedrooms, ideal for a growing family or those in need of a home office or guest room. The large family bathroom ensures that there is plenty of space for a relaxing soak after a long day.

Outside, the property boasts an enclosed garden with large 8 x 10 garden shed which provides excellent additional storage. The garden is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family. The popular location of this cottage means that you are just a stone's throw away from local amenities, making daily errands a breeze.

In conclusion, this delightful cottage on Station Road is a true gem that offers a comfortable and convenient lifestyle. With its characterful features, modern conveniences, and desirable location, a viewing is highly recommended to fully appreciate all that this property has to offer.



Accommodation

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Leading through a composite front entrance door into:

Living Room

With coving to ceiling, double glazed window to the front elevation, gas fire with surround and hearth, central heating radiator and a door leading to:

Dining Room

With gas fire having surround, coving to ceiling, central heating radiator, double glazed window to the rear elevation, door leading to the kitchen and a further door leading to stairs rising to the first floor.

Kitchen

With a selection of matching wall and base units, having a roll edge laminate preparation work surface, gas hob with electric oven below, one and a half bowl sink with mixer tap, space for washing machine, tumble dryer and fridge freezer, double glazed window to the side elevation and a rear access double glazed door.

First Floor Landing

With loft hatch having pull down ladder and doors leading off to:

Master Bedroom

With central heating radiator, coving to ceiling, double glazed window to the rear elevation and a built in storage cupboard.

Double Bedroom Two (currently used as



office/dressing room)

With central heating radiator and a double glazed window to the front elevation.

Bedroom Three (currently being used as office)

With central heating radiator and a double glazed window to the front elevation.

Family Bathroom

With a four piece suite comprising: walk in shower, bath with mixer tap, low level WC, wash hand basin with mixer







tap and vanity unit, central heating radiator, storage cupboard, double glazed window to the rear elevation and a double glazed window to the side elevation.

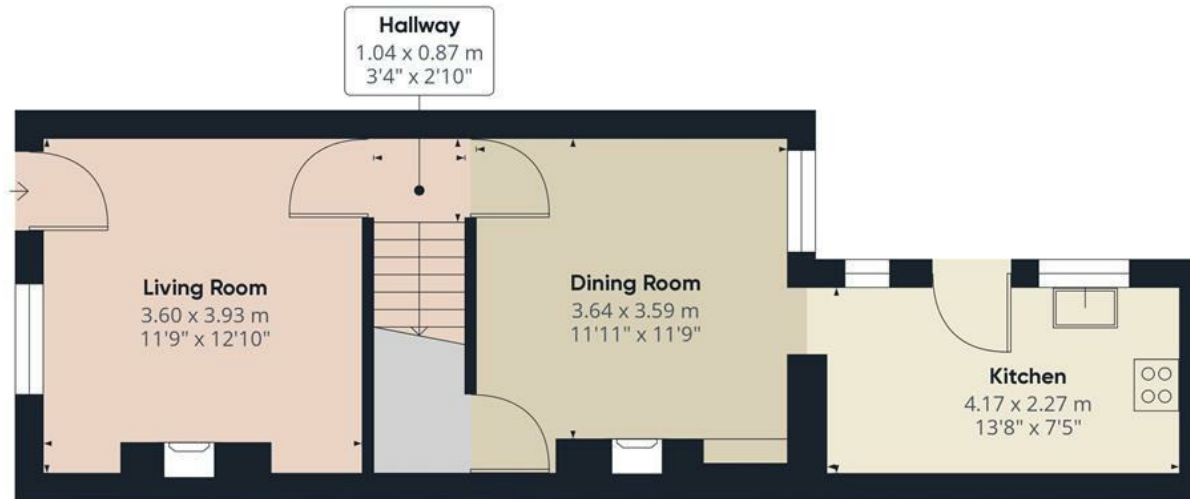
Outside

The outside of the property to the front elevation offers a fore garden with bricked wall and pedestrian gate. A shared passage leads to the rear of the property. The immediate rear garden has a block paved patio area with outbuildings providing storage facility, enclosed via a bricked wall. A gate leads to further garden, which is a generous size, mainly laid to lawn with further patio area, all of which is enclosed via timber fencing.









Floor 0

Approximate total area⁽¹⁾

89.07 m²

958.74 ft²



Hallway
3.83 x 0.87 m
12'6" x 2'10"

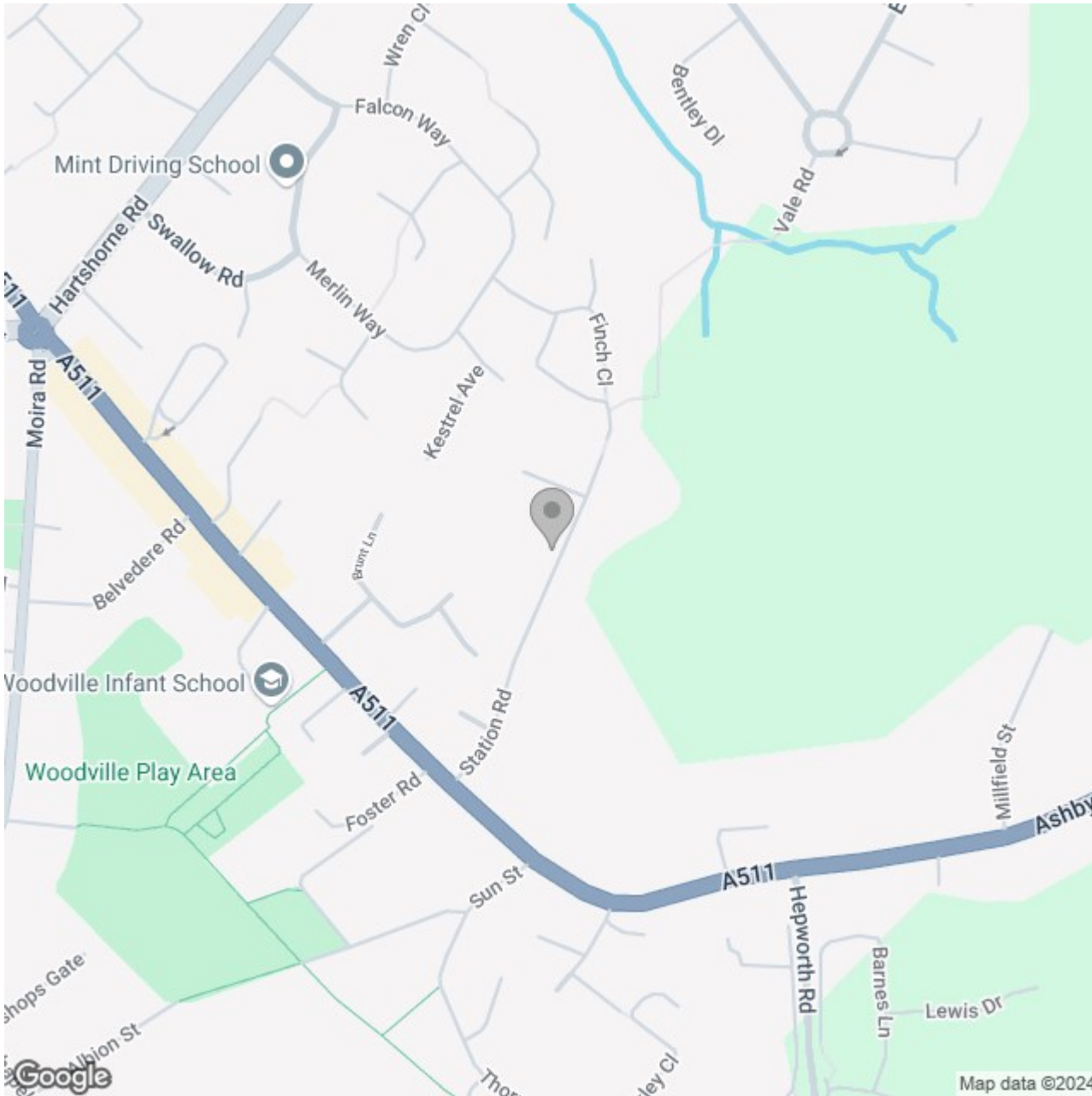
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 64 | |
| (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 | |