





**** PERFECT FIRST TIME BUY ** GARDEN TO REAR ** NO CHAIN ****

This charming terraced cottage is located in the sought-after village of Rocester. The property features a lounge/dining room, a modern fitted kitchen, and a staircase leading to the first floor, where you'll find a spacious double bedroom and a contemporary bathroom suite. Conveniently located close to JCB H.Q., this home also boasts a private, enclosed rear garden of low maintenance.

The property is available with no upward chain.



Lounge/Diner

With a double glazed window to the front elevation, UPVC double glazed front entry door leading into, feature fireplace surround and electric fireplace to front with tiled surround and hearth, built-in base and eye level storage cupboards, central heating radiator, meter cupboard housing the electrical consumer unit and electric meter, smoke alarm, gas meter, opening leading to:

Kitchen

With a double glazed window to the rear elevation, UPVC double glazed frosted door leading into the rear garden, a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces and tiling surrounding. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring electric hob with oven and grill, extractor hood, plumbing and freestanding space for undercounter white goods, central heating radiator, spotlighting to ceiling and staircase rising to the first floor

Landing

With smoke alarm, internal latch panel doors lead to:

Bedroom

With a double glazed window to the front elevation, central heating radiator, TV aerial point and access into loft space via loft hatch.

Bathroom

A double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, wash hand basin, bath unit with shower over, glass screen and tiling to wall



coverings, chrome heated towel radiator and airing cupboard housing the central heating gas boiler.









Floor 0



Floor 1

Approximate total area⁽¹⁾

39.26 m²

422.59 ft²

Reduced headroom

0.3 m²

3.23 ft²

(1) Excluding balconies and terraces

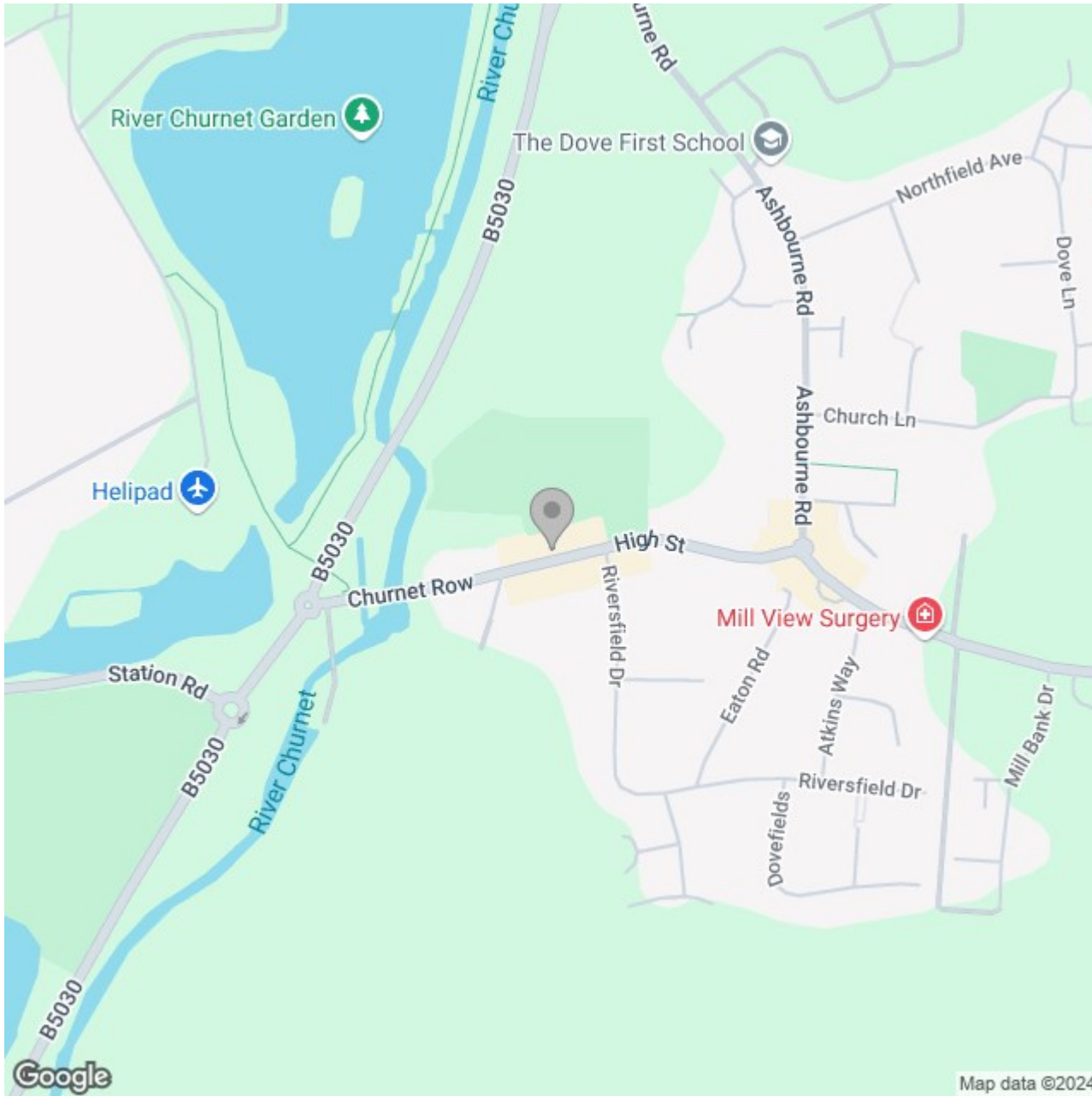
Reduced headroom

..... Below 1.5 m/5 ft

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		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	