





**** IMMACULATE FULLY
MODERNISED CHARACTER
PROPERTY **** COUNTRYSIDE
VIEWS TO THE REAR ****

Currently run as a holiday let
but could also be a lovely ready
to move in to home. The
property benefits from upvc
double glazed windows and a
gas heating system and in brief
offers a lounge, open plan
kitchen diner with a log burner,
two bedrooms and a bathroom.

Brick outbuilding and a rear
garden abutting the
countryside. OFFERED FOR SALE
WITH NO UPWARD CHAIN.



 **ABODE**
SALES & LETTINGS

LOUNGE

Entrance door into the lounge with a feature fireplace, upvc double glazed window to the front and a radiator.

OPEN PLAN KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor, integrated fridge, two sky light window, upvc double glazed window and door to the rear. Log burner with beam mantle, radiator, under stair storage cupboard and a door to the stairs.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with shower screen, rain fall and hand held shower head, low lush wc, wash hand basin, chrome heated towel radiator, exposed brick wall and upvc double glazed window.

OUTSIDE

Front seating area and lawn. Rear brick outbuilding with plumbing for a washing machine, steps up to a lawn with seating area and countryside views.













Approximate total area⁽¹⁾
33.77 m²
363.5 ft²

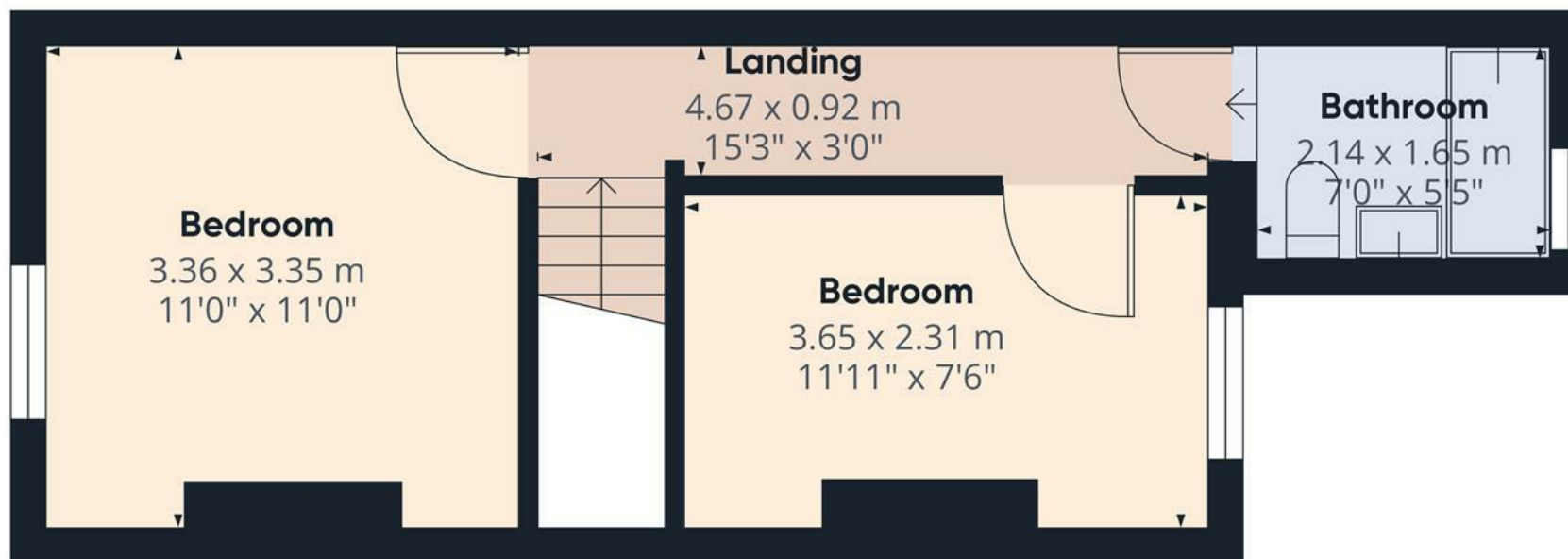
(1) Excluding balconies and terraces

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.

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Floor 0



Approximate total area⁽¹⁾

27.03 m²

290.95 ft²

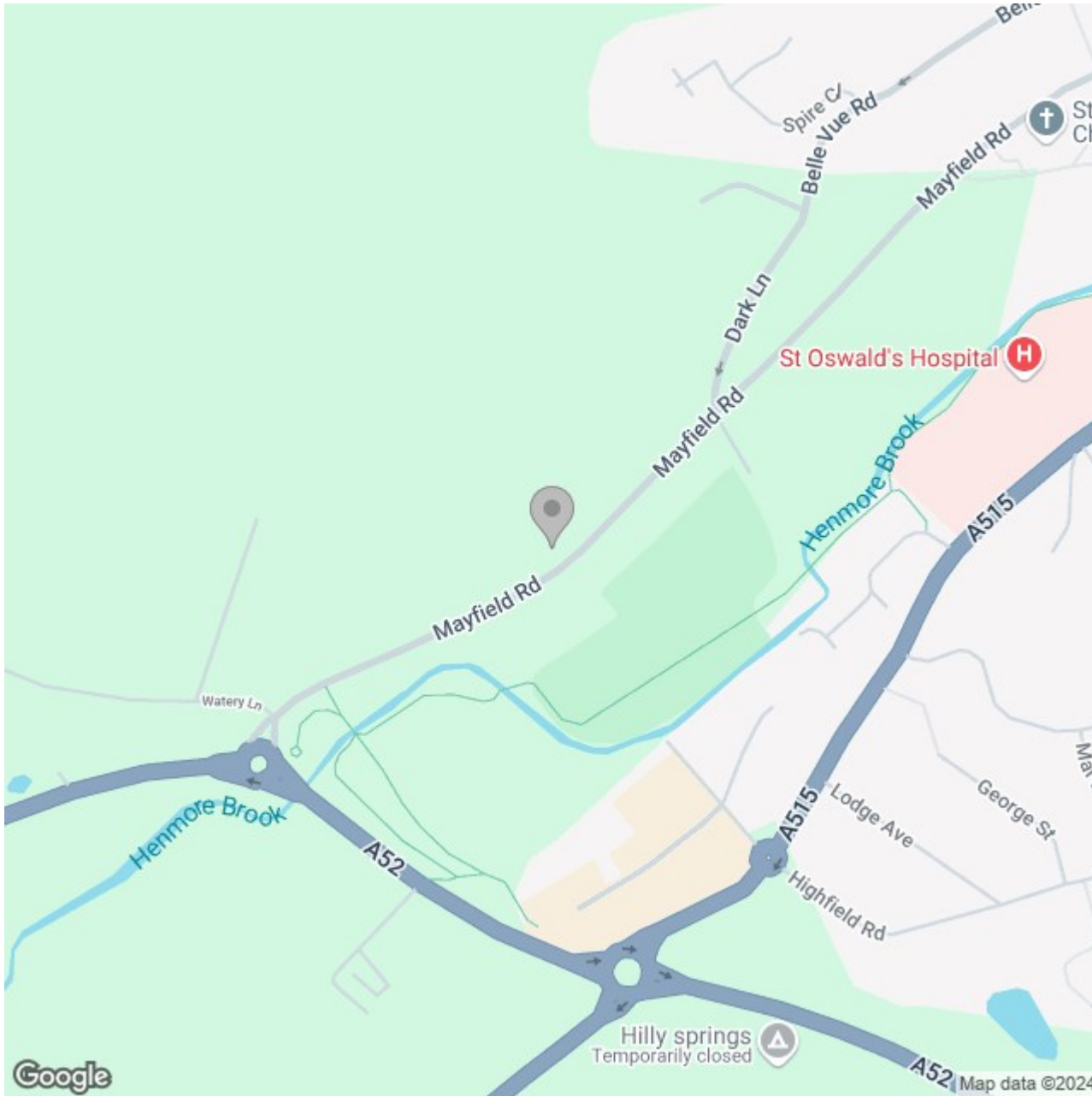
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Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	