



- A well presented end of terrace cottage with an extraordinarily large garden
- Lounge to front with sunny aspect, separate dining room
- Kitchen with fitted oven and hob, ground floor shower room
- Two double bedrooms and fitted ladder access to loft store
- Extensive private drive and detached garage with power and lighting
- Level rear garden measuring approx. 0.20 acres (well tended)



"An end of terrace cottage having an extremely large level garden measuring approx. 0.20 of an acre, plus extensive private driveway parking and detached garage"

The cottage is well presented throughout, and its accommodation comprises entrance porch, lounge with a sunny aspect, dining room with ample space for a table, fitted kitchen leading to the rear hallway and a ground floor shower room / utility. On the first floor are two double bedrooms. From the second bedroom there is a solid pine ladder which leads to a loft store with velux window.

Outside to front is a gravelled walled garden. To the front, side and rear is a shared vehicular access leading to an extensive private drive and detached garage. The extraordinarily large garden has been well tended and is extremely productive with vegetable plots, cages, greenhouse, sheds and mature fruit trees, it's a gardener's garden for sure!

**Tenure: Freehold. Council Tax Band: B.**







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.