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202 Beacon Road

- ONE BEDROOM COTTAGE
- MODERNISATION REQUIRED
- POPULAR LOCATION
- CHARACTER FEATURES THROUGHOUT

Offers In Region Of £89,950
EPC Rating '53'





Property Description

DESCRIPTION

Discover the charm of this one-bedroom cottage, nestled in a peaceful setting and full of character. This cozy home offers a functional layout and all the essentials, including a kitchen, living room, and bathroom - making it an ideal retreat, rental opportunity, or renovation project.

LIVING ROOM

14' 09" x 14' 11" (4.5m x 4.55m) The large cottage living room, while spacious and full of potential, is clearly in need of renovation. The focal point of the room is an impressive feature brick fireplace, dominating one wall with its rustic charm-crafted from irregular, weathered brick. The room has immense character. With its large footprint, natural light, and standout brick fireplace, it presents a strong foundation for a warm, inviting living space once it's been thoughtfully renovated.

KITCHEN

10' 04" x 8' 07" (3.15m x 2.62m) The kitchen is modest in size but well laid out, benefiting from dual-





aspect windows-one facing the front and another to the side-that flood the space with natural light throughout the day. The cabinetry consists of white-washed wall and base units, simple in design the finish gives a soft, country-style appearance. At the heart of the kitchen is an integrated cooker with a gas hob, positioned neatly between the units. Above it, a stainless steel extractor fan is mounted against the wall.

BEDROOM

10' 06" x 8' 04" (3.2m x 2.54m) The bedroom is a good size, offering ample space for a double bed, wardrobe, and additional furniture without feeling cramped. A side-facing window brings in natural light, making the room feel bright during the day. Despite needing cosmetic work, the room has solid proportions and a straightforward layout, making it an ideal blank canvas for a comfortable and stylish bedroom retreat.



BATHROOM

6' 01" x 7' 07" (1.85m x 2.31m) The bathroom is compact but functional, with a rear-facing window that provides natural light and ventilation-an essential feature that helps keep the space fresh. Inside, the layout is straightforward, featuring tiled walls, a shower enclosure, a WC, and a hand wash basin.

.EXTERIOR

Access to the property is via a quaint front porch, which serves as a welcoming entry point to the home. The porch, though modest in size, offers shelter from the elements. From here, a door leads directly into the main living area, providing a clear and practical flow into the house. It features a flowered area, likely filled with a mix of perennial plants and seasonal blooms, adding a splash of colour and life to the outdoor space.



DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.





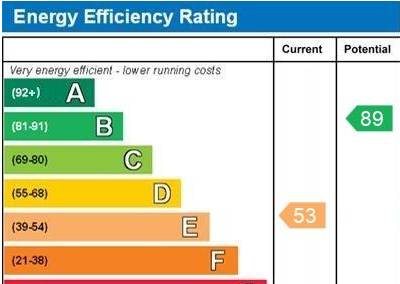
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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