

Virginia Cottage, Aldborough
Offers in Excess of **£250,000**



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS



INSIGHT

Pendefords are delighted to present this charming two-bedroom end-terrace cottage which is packed with character, overlooking the village green in the North Norfolk village of Aldborough, and available with no onward chain.

Originally constructed in 1900 and benefiting from later extensions to the ground floor at the rear, Virginia Cottage is a wonderfully charismatic property with all the hallmarks of a Victorian village home. Wooden flooring, a woodburner in the living room and a sheltered courtyard garden are complimented by open-plan living on the first floor, with a generous living room in the original part of the cottage, and a well-equipped kitchen/dining room to the rear. Like many cottages of this period, the modern bathroom is located on the ground floor, whilst on the first floor, two bedrooms complete the accommodation.

Aldborough is a quintessential North Norfolk village – approached via quiet country lanes, the large village green is bordered by charming homes, the village pub, Post Office and stores, whilst a medical centre and village hall are close by, as is a well-respected local primary school.

Walking and cycling routes are plentiful, and cricket is played regularly on the green, as it has been for over 100 years.

Only six miles away from the North Norfolk Coast, and a similar distance from the market town of Aylsham, Aldborough is ideally located to benefit from all aspects of rural village life. The city of Norwich is sixteen miles distant, with its broad range of amenities and transport links, including a 90-minute train service to London and Norwich International Airport.

This delightful cottage would make an ideal home for a first-time buyer and its great location provides plenty of potential as a holiday home or as an investment property.

Virginia cottage is exclusively available through Pendefords – The Individual Property Specialists, and early viewing is highly recommended.

IN DETAIL

The accommodation in this charming cottage comprises:

On the Ground Floor:

Entrance porch: PVCu entrance door to front aspect, smooth plastered ceiling, wooden flooring, opening to:

Living Room: 5.70m max x 4.26m. Dual aspect room with two windows to front aspect and one to side aspect, smooth plastered ceiling, wooden flooring, electric storage heater, woodburner on tiled hearth. Stairs to first floor, opening to:

Kitchen/Dining Room: 7.64m max x 2.27m. Dual aspect room with window to side aspect, window and French doors to rear aspect. Smooth plastered ceiling with loft access, range of fitted units with ceramic 1.5 bowl sink unit with mixer tap, electric range oven with five-ring hob and extractor fan over, pamment tiled floor, electric storage heater, opening to:

Rear Lobby: Cupboard housing plumbing for washing machine, hot water tank. Doors to:

Bathroom: Obscure glazed window to rear aspect, smooth plastered ceiling, pedestal washbasin, panelled bath with electric shower over, W.C., pamment tiled floor, electric storage heater.

On the First Floor:

First Floor Landing: Window to front aspect, smooth plastered ceiling with loft access, wooden floorboards, doors to:

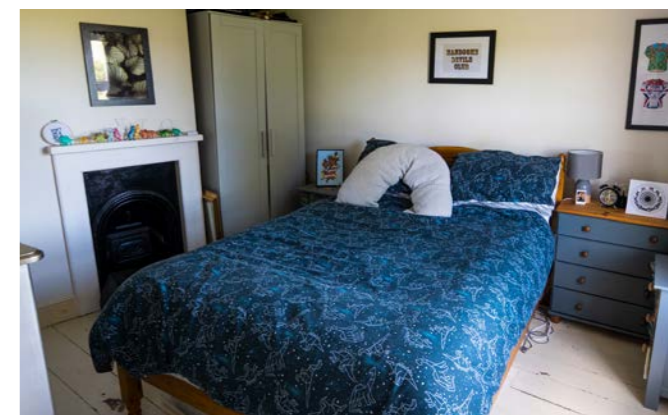
Bedroom One: 3.07m x 3.68m. Window to front aspect, smooth plastered ceiling, decorative cast iron fireplace with wooden mantel over, electric storage heater, stripped wooden floor.

Bedroom Two: 2.60m x 3.08m. Window to side aspect, smooth plastered ceiling, electric storage heater, stripped wooden floor.

To the rear: French doors from the dining room lead to a courtyard garden with paved patio area, timber shed and wood store. A personnel gate provides access to a parking space for one vehicle.

Tenure: Freehold

Council Tax Rating: B





These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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