



Oliver & Bailey

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Hallway

Living room 13'2" x 8'9" (4.02m x 2.69m)

Bedroom One with shower 7'11" x 7'10" (2.43m x 2.41m)

Cloakroom 4'5" x 2'5" (1.36m x 0.76m)

Stairs leading to first floor

Bedroom Two 3.28m x 3.35m

Bedroom Three 10'8" x 10'10" (3.26m x 3.32)

Stairs leading to lower ground

Second reception room 9'8" x 10'6" (2.95m x 3.22m)

Kitchen 6'2" x 8'4" (1.90m x 2.56m)

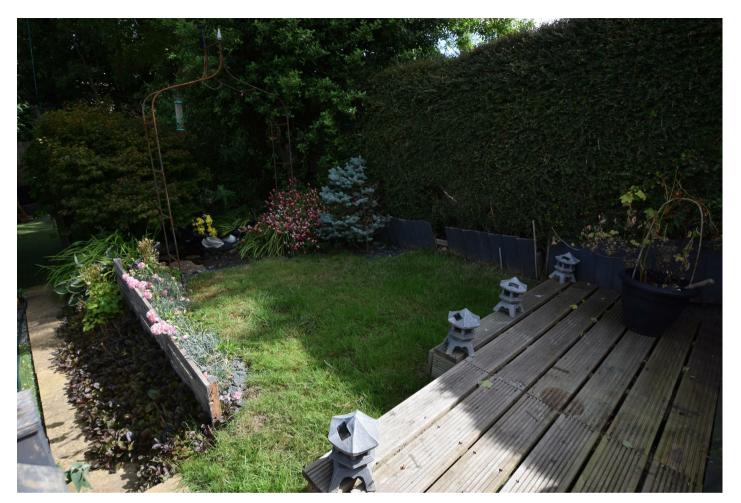
Bathroom 8'4" x 6'2" (2.56m x 1.90m)

Garden

Furnished Options: Unfurnished Council Tax Band: B

Available Date: 3rd August 2024

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PRETTY GARDENS & ARRANGED OVER THREE FLOORS... Call Acacia or Ellie at Oliver & Bailey to view this three bedroom end of terrace family home.

The cottage is arranged over three floors and comprises three double bedrooms, one with shower area, two reception rooms, modern fitted kitchen and bathroom to the lower ground floor.

The property has a large garden to the rear of the property, perfect for someone that likes gardening. Further benefits to the property are gas central heating, double glazing and EPC rating of a D.

FLOORPLAN AREA MAP Ecclesbourne Glen Map data @2024 **Energy Efficiency Rating** 60 Not energy efficient - higher running costs **England & Wales** England & Wales

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