



Fair Cottage Mereside, Hornsea, HU18 1BQ

£155,000



** GREAT LOCATION **

This gorgeous little chocolate box cottage holds a great position only a short walk from Hornsea town centre and located in the "Mereside" area where there is a communal green and park. The property is quaint and offers a simple layout of living room and kitchen to the ground floor with 2 bedrooms and bathroom to the first floor. Beyond the back door there is a paved, covered seating area leading to an enclosed garden housing a large summerhouse.

EPC - E
Council Tax - A
Tenure - Freehold



Lounge

15'1" x 10'11" (4.6 x 3.33)
Window to front of property, beams to ceiling, fireplace with electric fire, staircase to first floor, carpeted, radiator.



Kitchen

13'0" x 5'9" (3.97 x 1.76)
Window to rear of property, fitted wall and base units, work surfaces, stainless one and a half bowl sink with single drainer, gas cooker point, space and plumbing for washing machine, space for fridge freezer, tiled flooring, part tiled walls, radiator, beams to ceiling.



First Floor Landing

Loft access.

Master Bedroom

11'7" x 11'4" (3.55 x 3.47)
Window to front of property, carpet, walk in cupboard, radiator.

Bedroom 2

7'2" x 6'0" (2.19 x 1.85)
Window to rear of property, radiator, carpeted, panelled ceiling.

Bathroom

5'10" x 5'5" (1.8 x 1.67)
Window to rear of property, W.C, pedestal hand wash basin, panelled bath, tiled walls, radiator.

Rear Garden

West facing, covered patio area, laid mainly to artificial lawn, walled and fenced boundaries, outside tap and electrics, garden shed, planted borders, large summerhouse with French doors, mature shrubs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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