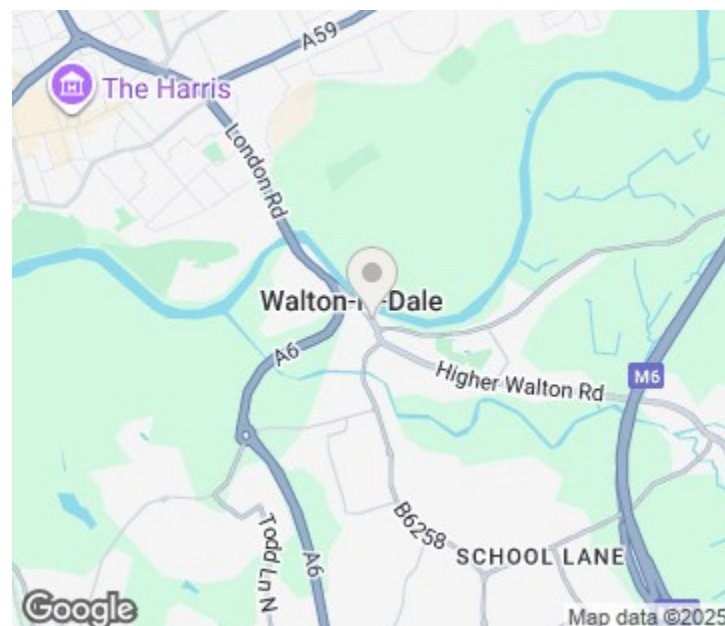


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		



Offers Over £139,950

As you step through the front door, you're welcomed into a bright entrance hall that leads directly into the spacious open-plan lounge and dining room. This inviting living area boasts a beautiful log burner set within a feature fireplace—perfect for cosy evenings—and offers ample room for both relaxing and entertaining. The dining space provides enough room for a family table and benefits from an open layout with the staircase conveniently tucked just off to the side. To the rear, the well-appointed kitchen features modern units and offers direct access out to the rear yard, creating a practical and functional layout ideal for everyday living.

Externally, the property benefits from off-road parking for one car located to the rear—an excellent addition for a home of this style. The low-maintenance rear yard offers a private outdoor space that's ideal for enjoying a morning coffee or setting up a small seating area.

With its well-presented interiors, desirable location, and excellent transport links, this charming cottage is a perfect opportunity for first-time buyers looking to take their first step onto the property ladder.

