



OXFORD FAMILY ESTATES
Property Sales and Services

rightmove 



High Street, Hogsthorpe

£170,000

3 1 2



Oxford Family Estates are pleased offer this traditional period property which still retains some lovely character features. The property does require work in some areas but has a lot to offer and finished would make a superb character home. It offers a large lounge with original open working fireplace, separate dining room and kitchen that requires work but has a lovely Belfast sink and a rear porch with utility cupboard. Off the Dining room there is an original feature stairs case leading to a lovely spacious landing area giving access to all 3 good size bedrooms and the bathroom.

Outside there is gated off road parking and rear garden and out buildings. If you are looking for character and a something to put your own stamp on along the way this property has it all to offer and all set in a the village of Hogsthorpe with a local shop, 2 pubs school and a church.

Lounge 7.37m x 3.71m max (24'2" X 12'2"max)

Dinning room 4.41m max x 2.98m max (14'5"max x 9'9"max)

L shaped rear porch/utility

Kitchen 2.81m x 2.98 (9'2" x 9'9")

Bathroom 1.47m max x 2.97m max (4'9"max x 9'8"max)

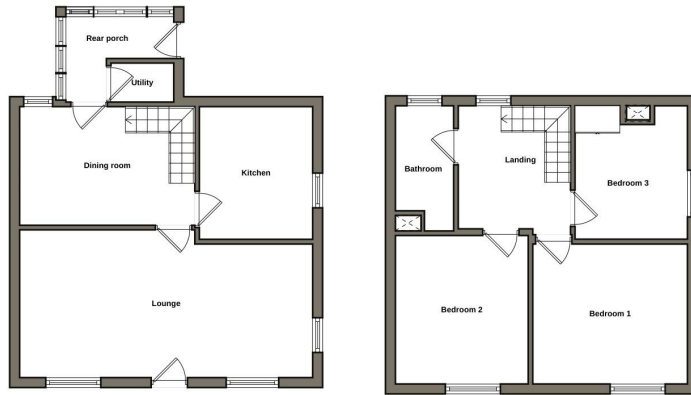
Bedroom 1 3.89m max x 3.35m max. (12'9"max x 10'11"max)

Bedroom 2 3.34m x 3.63m (10'11" x 11'10")

Bedroom 3 2.81m x 3.26m max (9'2" x 10'8"max)

Outside Drive with side gate to rear garden. wider garden extends beyond neighbouring property (neighbours have no access). Currently no rear fence/wall constructed. Outbuildings currently used as storage.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 3 bedroom
- Character property
- Spacious bedrooms with wood flooring
- feature staircase & landing
- Work Required to unlock potential
- End of Terrace House
- Driveway & Rear garden
- Large lounge with open fire
- Central village location
- Tax Band A, EPC rating E.



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



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