



High Street, Hook Offers over £110,000



Freehold | EPC rating: TBC

- Charming Extended Cottage
- Gas Combi Boiler 2022
- Freehold, Council Tax A

- Popular Rural Village
- Fitted Dining Kitchen
- EPC TBC



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Description

Charming terraced cottage located in a sought after rural village in Hook.

The property benefits from: gas combination boiler, brick built outbuildings and paved courtyard.

The property briefly comprises on the ground floor a lounge, extended dining kitchen, ground floor bathroom with good quality white suite and shower over. To the first floor there are two good sized bedrooms. Viewings highly recommended!

Photographs



ENTRANCE

UPVC entrance door leads into lounge.

INNER HALLWAY

Stairs rising to first floor accommodation, central heating radiator, useful under stairs storage, doors off.

BATHROOM

With laminate tile effect flooring, fitted with white suite comprising dual low level flush W.C, pedestal wash hand basin with mixer tap, panelled bath with fixed shower screen, mains fed shower with waterproof walling, stainless steel ladder towel radiator, window to the rear.

6.4ft x 6ft (1.95m x 1.83m)

BEDROOM ONE

With fitted wardrobes providing both hanging rails and storage shelving, central heating radiator, window to the front.

3.67m max (to the back of the wardrobes) x 3.94m

EXTERNAL

To the rear is a paved courtyard with access to both left and right. Two brick built storage units.

LOUNGE

With impressive brick lined feature alcove fire place with matching raised hearth and timber mantle housing log burning stove, timber beams to the ceiling, radiator, window to the front. Internal door leads into inner hallway.

11.9ft x 13ft (3.64m x 3.96m)

DINING KITCHEN

Benefits from tiled flooring, a range of oak finish wall, base and display units, marble effect food preparation surfaces with matching splashback, integrated electric oven, four ring gas hob with matching chimney style extractor hood above, one and a half bowl enamel sink with mixer tap, space and plumbing for automatic washing machine, central heating radiator, timber beams to the ceiling, window to the side and window to the rear. Door opening out into rear courtyard.

3.17m max x 3.8m max

FIRST FLOOR ACCOMMODATION

Stairs and landing- Turning carpeted staircase with turn timber spindles and balustrade lead to landing, doors off.

BEDROOM TWO

Useful under stairs shelved storage cupboard also containing Worcester gas combination boiler, central heating radiator, window to the rear.

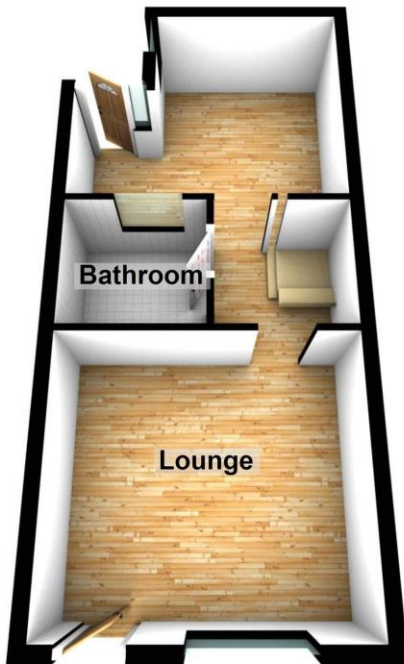
6.6ft x 9.7ft (2m x 2.95m)

DISCLAIMER

Hook Road- Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Floorplan

Ground Floor



First Floor



Map

