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Church Street, Ringstead

Offers Over £210,000 Freehold

**BELVOIR!**

EPC Rating D. Council Tax B.





Ivy Cottage is an impressive two-bedroom period residence which is offered to market with NO ONWARD CHAIN.

The ground floor provides two open reception rooms & fitted kitchen creating cottage style living with an open plan feel enjoying features such as 1930's style fireplace & sash windows.

The kitchen offers some integrated appliances with wall and base units, a utility & a downstairs cloakroom are also located on the ground floor.

The first floor is home to two bedrooms with the master being double in size & enjoying sash windows, a three piece family bathroom complements the sleeping accommodation.

Externally you will find tandem off road parking for two vehicles with a small walled frontage & an enclosed walled courtyard garden to the rear.



### Dining Room

2.95m x 3.99m (9'8" x 13'1")

Double glazed door to front, double glazed sash window to front, 1930's style fireplace with wooden surround, laminate to flooring, radiator.

### Living Room

2.99m x 3.03m (9'10" x 9'11")

Two double glazed windows to side, laminate to flooring, radiator, under stairs cupboard.

### Kitchen

2.26m x 3.79m (7'5" x 12'5")

Double glazed window to side. Kitchen comprising of wall and base units, composite work surfaces over, integrated fridge, integrated freezer, four ring electric hob, electric oven, cooker hood over, space for washing machine, bowl and half sink with drainer, tiled splash backs, tiled flooring, radiator.

### Utility

Double glazed door to side, composite work surfaces, tiled flooring.



### Cloakroom

0.8m x 1.75m (2'7" x 5'8")

Double glazed window to rear, low level WC, wall mounted wash hand basin, tiled splash backs, tiled flooring, radiator.

### First Floor Landing

Airing cupboard, carpet to flooring, radiator, loft access.

### Bedroom One

2.95m x 4.01m (9'8" x 13'2")

Double glazed sash window to front, carpet to flooring, radiator.

### Bedroom Two

2.23m x 2.29m (7'4" x 7'6")

Two double glazed windows to side, carpet to flooring, radiator.

### Bathroom

2.24m x 2.57m (7'4" x 8'5")

Double glazed window to side, panelled bath, mixer tap, electric shower over, low level WC, pedestal wash hand basin, storage cupboard housing boiler, part tiled walls, heated towel rail, laminate to flooring, extractor fan.



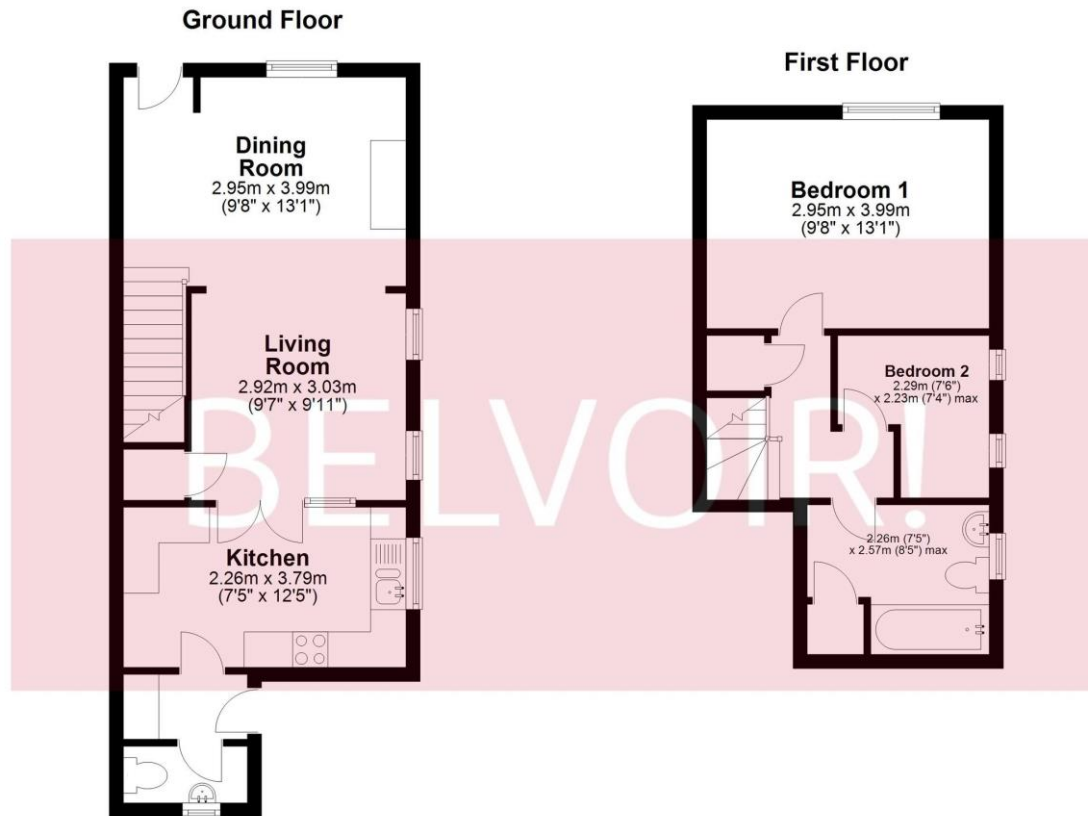
### External

Front - Small walled frontage, tandem off road parking to side, leading to garden.

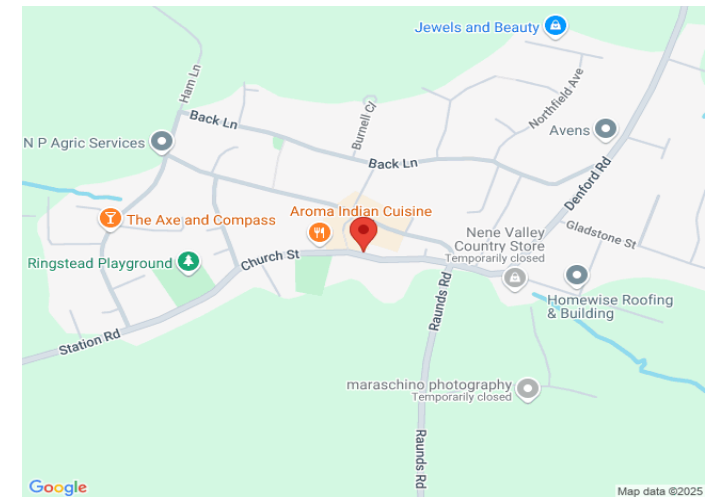
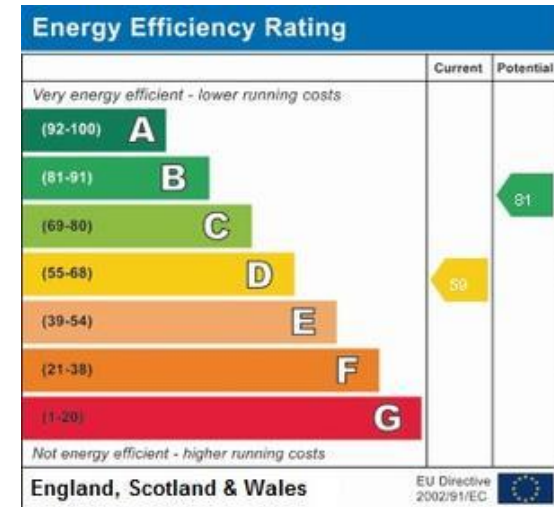
Rear - Courtyard style walled garden, fully enclosed.

### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.



Contact us today to arrange a viewing...

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