



Rose Tree Cottages, Marston Montgomery. DE6 2FF

welcome to

Rose Tree Cottages, Marston Montgomery

RARELY AVAILABLE is a delightful semi detached cottage enjoying COUNTRYSIDE VIEWS and MUST BE VIEWED to appreciate. EXCELLENT SIZED PLOT. Ground floor: lounge, kitchen diner; utility, conservatory, ground floor bedroom, study/bedroom & bathroom. First floor: two bedrooms. Garage, gardens & driveway.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Access to the property is gained via:

Side Entrance Door:

Leading into:

Entrance Porch:

With double glazed windows; leading into:

Kitchen Diner:

Kitchen Area:

8' x 7' (2.44m x 2.13m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base units all with complementary work surface above; space for dishwasher and refrigerator; inner window; door leading to the study; opening into:

Diner Area:

11' 6" x 9' 10" (3.51m x 3.00m)

Having two plate oil Rayburn; walk in pantry; door giving access to the stairs leading to the first floor accommodation; leading into:

Utility Room:

Having plumbing for washing machine; leading into:

Conservatory:

Being half brick wall construction having sink and drainer set in a base unit; storage heater; door leading out to the rear garden.

Study:

8' x 7' 5" (2.44m x 2.26m)

With double glazed window to the side elevation; central heating radiator.

Lounge:

13' x 13' max (3.96m x 3.96m max)

Having double glazed window to the front elevation; central heating radiator; feature fireplace with open hearth; door leading to the front elevation.

Ground Floor Bedroom:

12' 8" x 8' (3.86m x 2.44m)

With double glazed windows to the front and side elevations; central heating radiator

Ground Floor Bathroom:

Having bath with mixer taps and side screen; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; double glazed window; central heating radiator.

Stairs From The Ground Floor:

Leading to:

First Floor Landing:

Having double glazed window; doors off to:

Bedroom One:

13' x 13' (3.96m x 3.96m)

Having single glazed window with secondary double glazing to the front elevation; central heating radiator.

Bedroom Two:

10' x 10' (3.05m x 3.05m)

Having single glazed window to the side elevation; fitted wardrobes; central heating radiator.

Gardens:

Gated access to the front of the property with central pathway and having lawned area in turn leading to side lawned garden area with flower and shrub plantings, vegetable plot and gated access leads to a public footpath. The driveway provides off road parking giving access to the garage. Timber shed. Greenhouse.

Garage:

Being of asbestos construction with timber double doors.

Outbuilding:

Being of brick and tile construction.

Please Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

Right of access for the attached neighbours property to the shared septic tank.

Photographs may have been taken using a wide angle lens.



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welcome to

Rose Tree Cottages, Marston Montgomery

- Delightful Semi Detached Cottage
- Three Bedrooms
- Lounge. Study. Kitchen Diner. Utility. Small Conservatory
- Ground Floor Bathroom
- Generous Gardens. Driveway. Garage

Tenure: Freehold EPC Rating: E

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR107626 - 0005

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