



Connells

Ermine Street
Caxton



A Unique opportunity to purchase this quaint grade 2 listed cottage in the historic village of Caxton. Offered with no onward chain, the property offers vast potential to be renovated into a chocolate box cottage of your own. Comprising four reception rooms, three bedrooms, kitchen, bathroom and WC.

Kitchen

20' 1" Max x 6' 4" Max (6.12m Max x 1.93m Max)

Windows to side and front, base units, stainless steel sink, tiled splash back, plumbing for washing machine, radiator, door to front.

Dining Room

8' + Stairs x 7' 8" (2.44m + Stairs x 2.34m)

Window to side, under stairs cupboard, stairs to first floor accommodation.

Lounge

10' 8" Max x 10' 5" Max (3.25m Max x 3.17m Max)

Windows rear and side, fireplace with back boiler, fitted cabinetry

Study

10' 2" x 10' 4" (3.10m x 3.15m)

Windows to side and rear, original fireplace, door to kitchen, reception room.

Reception Room

10' 5" Max x 7' 8" (3.17m Max x 2.34m)

Windows to rear and side, fireplace, door to rear.

Cloakroom

Window to side, WC.



Bedroom One

10' 5" Max x 10' 7" Max (3.17m Max x 3.23m Max)

Windows to side and rear, fitted wardrobe.

Bedroom Two

10' 5" x 9' 2" + Wardrobe (3.17m x 2.79m + Wardrobe)

Windows to side and rear, fitted wardrobe, door to third bedroom.

Bedroom Three

10' 6" x 7' 10" (3.20m x 2.39m)

Windows to rear and front, door to second bedroom.

Bathroom

Windows to front and side, bath, wash hand basin, cupboard housing immersion heater

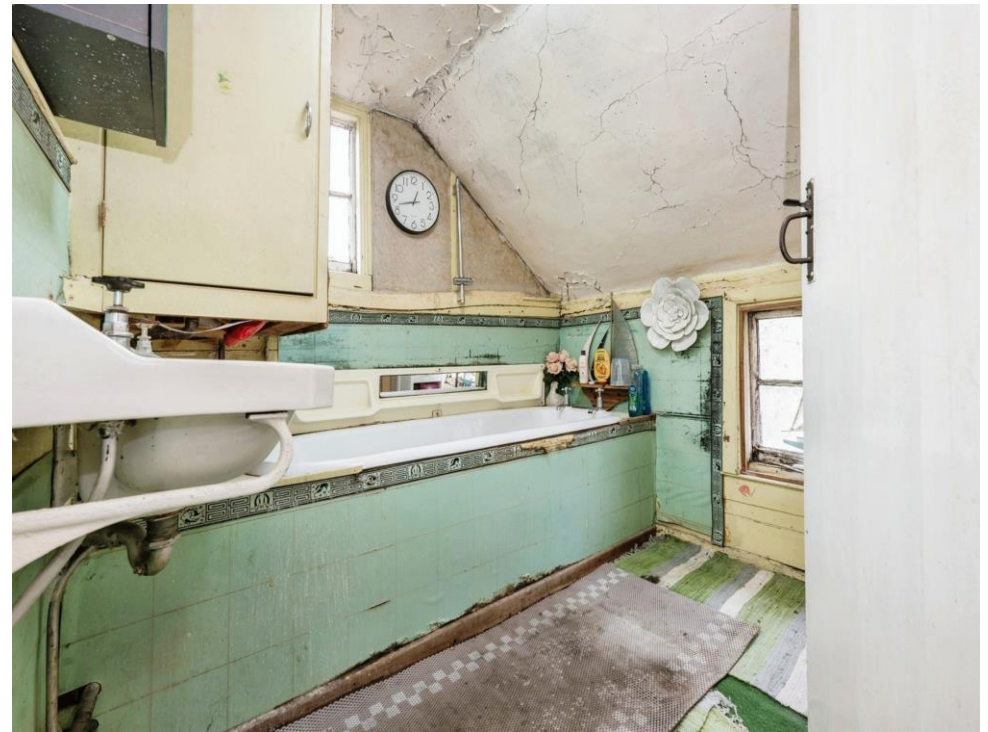
Garden

Enclosed garden with mature hedging and access to the side leading to driveway.

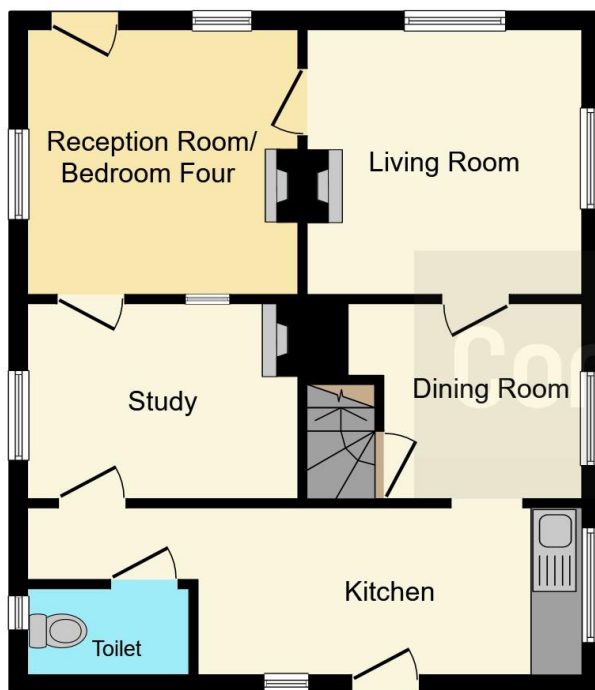
Parking

Gravelled driveway.

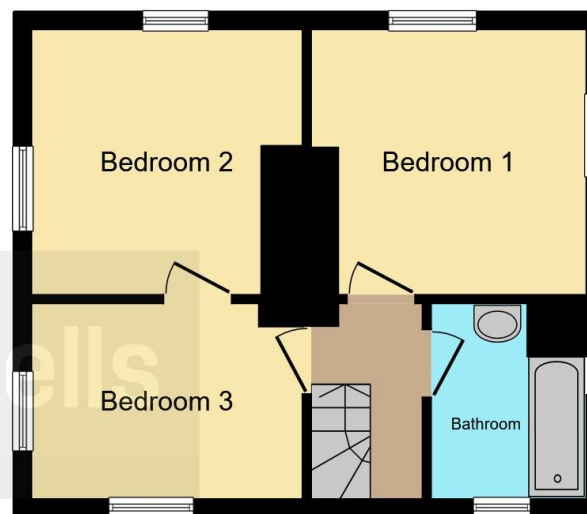








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: G

Tenure: Freehold

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