



Ivyholm Cottage, High Road, Guyhirn PE13 4ED

welcome to

Ivyholm Cottage High Road, Guyhirn

Recently Refurbished Two Bedroom Detached Cottage - Two Bedrooms - Lounge plus Separate Dining Room

Family Room - Off Road Parking - Enclosed Rear Garden ** Viewing Recommended **



Entrance Door

to

Entrance Hall

Stairs leading off.

Dining Room

11' 8" x 11' 5" (3.56m x 3.48m)

Window to front. Radiator. Laminate floor.

Lounge

10' 6" x 11' 5" (3.20m x 3.48m)

Window to front. Radiator. Feature electric fireplace. Understairs storage cupboard. Laminate floor. Open to

Family Room

11' 5" x 7' 10" (3.48m x 2.39m)

Radiator. Laminate floor. Sliding door to garden.

Kitchen

16' 9" x 9' 11" (5.11m x 3.02m)

Window to rear and side. Range of wall and base units with worktops and tiled splashbacks. Space for appliances. Electric oven, hob and cooker hood above. Single drainer sink with mixer taps. Radiator. Pantry cupboard. Door to garden.

Stairs To First Floor Landing**Bedroom One**

11' 6" to wardrobes x 9' 10" (3.51m to wardrobes x 3.00m)
Window to front. Radiator. Triple fitted wardrobes.

Bedroom Two

11' 5" to wardrobes x 9' 8" (3.48m to wardrobes x 2.95m)
Window to front. Radiator. Loft access. Fitted wardrobes. Walk in store cupboard with shelves and rail.

Bathroom

Tiled floor. Aqua panelled walls. Four piece suite comprising vanity low level wc, wash hand basin, panelled bath with mixer taps and shower cubicle with rainfall head and mixer taps. Heated towel rail. Window to rear. Extractor fan.

Outside

Front garden is block paved for off road parking for multi vehicles. Low maintenance stoned area.

Rear garden has side access and mostly laid to grass with raised planters bordering, various trees/ shrubs. Block paved patio area. Outside tap. Stoned area with shed. Large wrap around decking area.

Games Room / Office / Annexe

19' 5" x 11' 6" (5.92m x 3.51m)

(To rear of garden) Laminate flooring. Power and lighting. Insulated. Double doors.



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welcome to

Ivyholm Cottage High Road, Guyhirn

- Detached Cottage
- Two Bedrooms
- Double Glazed Windows
- Enclosed Rear Garden
- Off Road Parking
- Village Location
- Recently Refurbished

Tenure: Freehold

EPC Rating: F

offers in excess of

£260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH113072 - 0008

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