



**Old Hitchen, Merriott TA16 5RG**



**welcome to**

**Old Hitchen, Merriott**

This well presented end of terrace one bedroom cottage is ideally tucked away in the sought after village of Merriott.



## Ground Floor

### Kitchen / Living Room

15' 4" x 13' 10" ( 4.67m x 4.22m )

Front and rear aspect double glazed windows.

Double glazed door to rear. Electric heater.

Telephone point. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Built-in electric oven and hob with cooker hood over.

### First Floor

#### Landing

Door to bedroom and bathroom. Fitted carpet.

#### Bedroom 1

13' 10" max x 9' 2" max ( 4.22m max x 2.79m max )

Rear aspect double glazed window. Fitted carpet.

Electric heater.

#### Bathroom

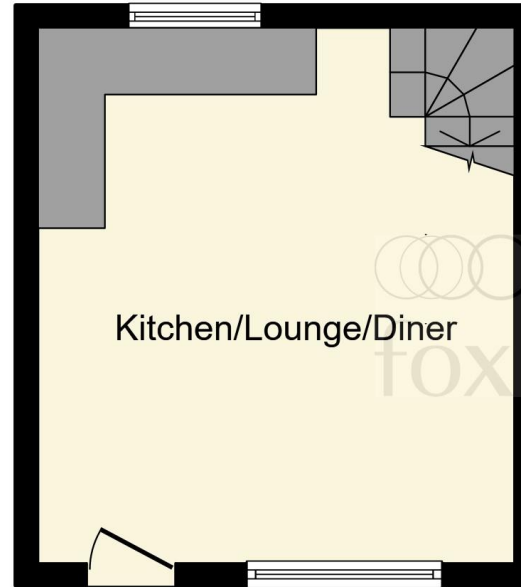
Front aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC.

Space and plumbing for washing machine.

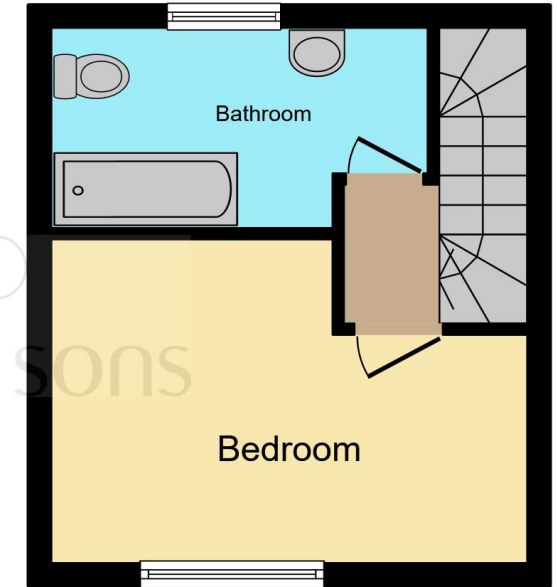
Cupboard. Extractor fan. Electric towel heater.

#### Outside

There is a gravelled area to the front and rear. At the front there is also off street parking.



Ground Floor



First Floor

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.



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welcome to

## Old Hitchen, Merriott

- End Of Terrace Cottage
- One Bedroom
- Open Plan Kitchen / Living Room
- Popular Village Location
- NO ONWARD CHAIN!
- Council Tax Band: A

Tenure: Freehold EPC Rating: F

# £160,000



### directions to this property:

From Fox & Sons town centre office proceed north on the A356, following the sign to the left into Merriott. Go straight across both mini roundabouts and take the next turning right into Hitchen. Take the next right into Glebelands and next left into Old Hitchen.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK105580 - 0005

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