

Ermine Way, Arrington SG8 0AU



welcome to

Ermine Way, Arrington

An opportunity to purchase this two bedroom Grade II listed thatched cottage with car parking and views over grazing meadows to rear. The property has been extended to the rear and benefits from two reception rooms, kitchen, two bedrooms and a family bathroom.













Front Door

Solid front door opening onto lounge.

Lounge

12' 9" x 13' 8" (3.89m x 4.17m)

With staircase to first floor landing, window to front, wall lights, feature fireplace, attractive tiled flooring, door through to kitchen, underfloor heating.

Kitchen

9' x 12' 7" (2.74m x 3.84m)

Comprising dresser, freestanding oven and hob, butler sink with mixer taps, space for dishwasher, space for washing machine, space for fridge/freezer, space for work surface, attractive tiled flooring, window and door through to conservatory, underfloor heating.

Conservatory

9' 5" x 12' (2.87m x 3.66m)

Skylight window, recessed lighting, vaulted ceiling, attractive tiled flooring, underfloor heating, French doors opening onto rear garden, two windows to rear.

Staircase To First Floor

Staircase from lounge to bedroom one.

Bedroom One

14' 4" x 14' 2" (4.37m x 4.32m)

Intercommunicating room with wooden flooring, hatch to loft space, window to front, door to bedroom two.

Bedroom Two

8' 2" x 9' 5" (2.49m x 2.87m)

wooden flooring, window to rear, door to shower room.

Shower Room

Comprising concealed cistern WC, wash hand basin, fully tiled shower cubicle, velux window, extractor fan

Outside Front Garden

Front garden primarily laid to slate & cobblestone with steps leading to front door. Various shrubs and trees to borders.

Rear Garden

Secluded rear garden with paved terrace, fence surrounds.

Parking

Off-road parking space to rear.





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- Grade II listed 'Chocolate box' thatched cottage.
- Off-street parking to rear.
- Two bedrooms and family bathroom.
- Within walking distance of Wimpole National Trust site.
- Extended to the rear.

Tenure: Freehold EPC Rating: Exempt

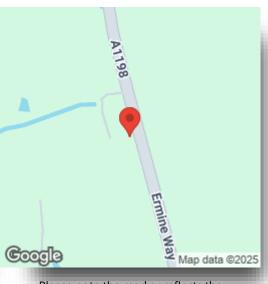
Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RYN109777 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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