



5 Westland Road, Cottesmore, LE15 7DS

£159,950

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

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A fantastic opportunity to acquire this THREE bedroom mid terrace property in need of cosmetic updating and renovation internally located in the sought after village of Cottesmore in the county of Rutland.

The property benefits from a modern gas fired boiler located in the attic space and aluminium double glazing with secondary glazing.

The property comprises of porch, entrance hall, large sitting room, kitchen, three bedrooms, shower room, WC and a garden to the rear.

Cottesmore is a well serviced village with many local amenities and is located within a 4 mile drive from both Oakham and Rutland Water.





Bedroom



Bathroom

SUMMARY

PORCH : with double glazing, tiled floor and secondary door to entrance hall.

ENTRANCE HALL : with stairs to first floor landing and radiator.

KITCHEN : a fitted kitchen with a range of eye and base level units, laminate worktops, stainless steel sink, space for fridge freezer and washing machine, door to back garden, space for oven, tiled flooring, and tiled splashbacks.

SITTING ROOM : a spacious room with sliding patio door to garden.

LANDING : with loft hatch.

BEDROOM ONE : a double bedroom with radiator.

BEDROOM TWO : a double bedroom with radiator.

BEDROOM THREE : a single bedroom with storage cupboard and radiator.

SHOWER ROOM : with shower enclosure and sink.

WC : with low flush WC.

GARDEN : a rear garden with small patio area, mainly laid to lawn with several brick built outhouse storage and rear access.

IMPORTANT INFORMATION

Council Tax: Rutland Council Band B.

Services: Main gas, electric, water and drainage.

Internet: ADSL and Fibre available.

EPC: Band C.

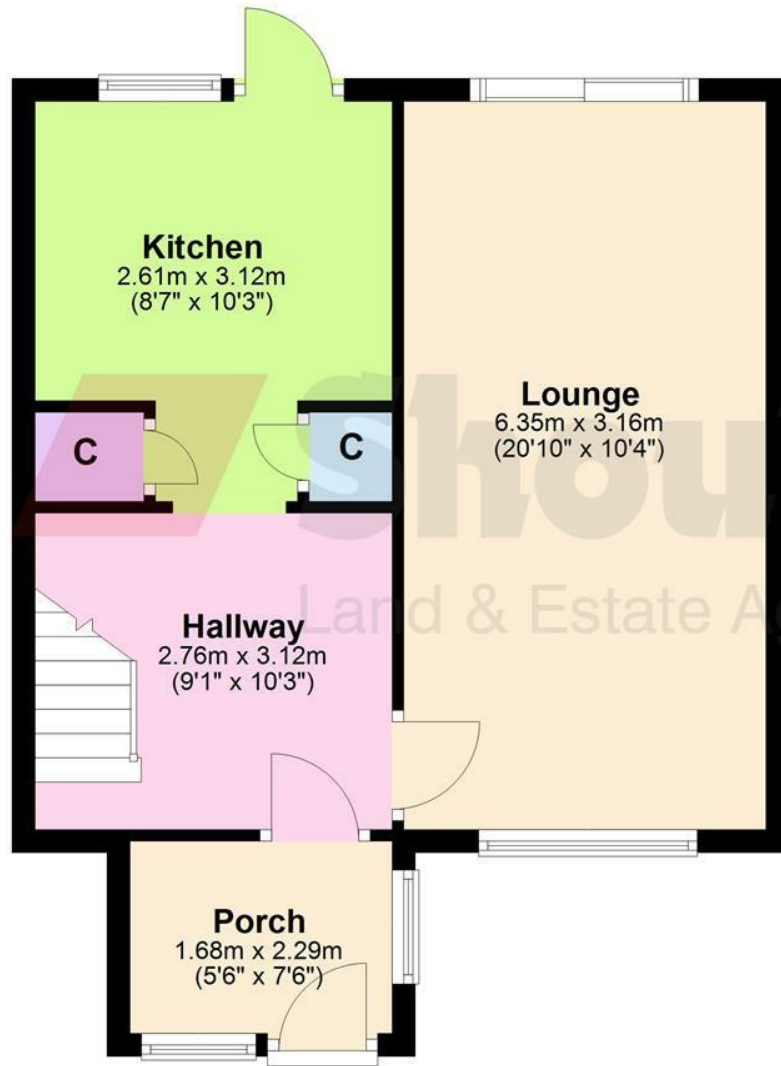
FREEHOLD: Vacant possession upon completion.

NO ONWARD CHAIN.

DISCLAIMER

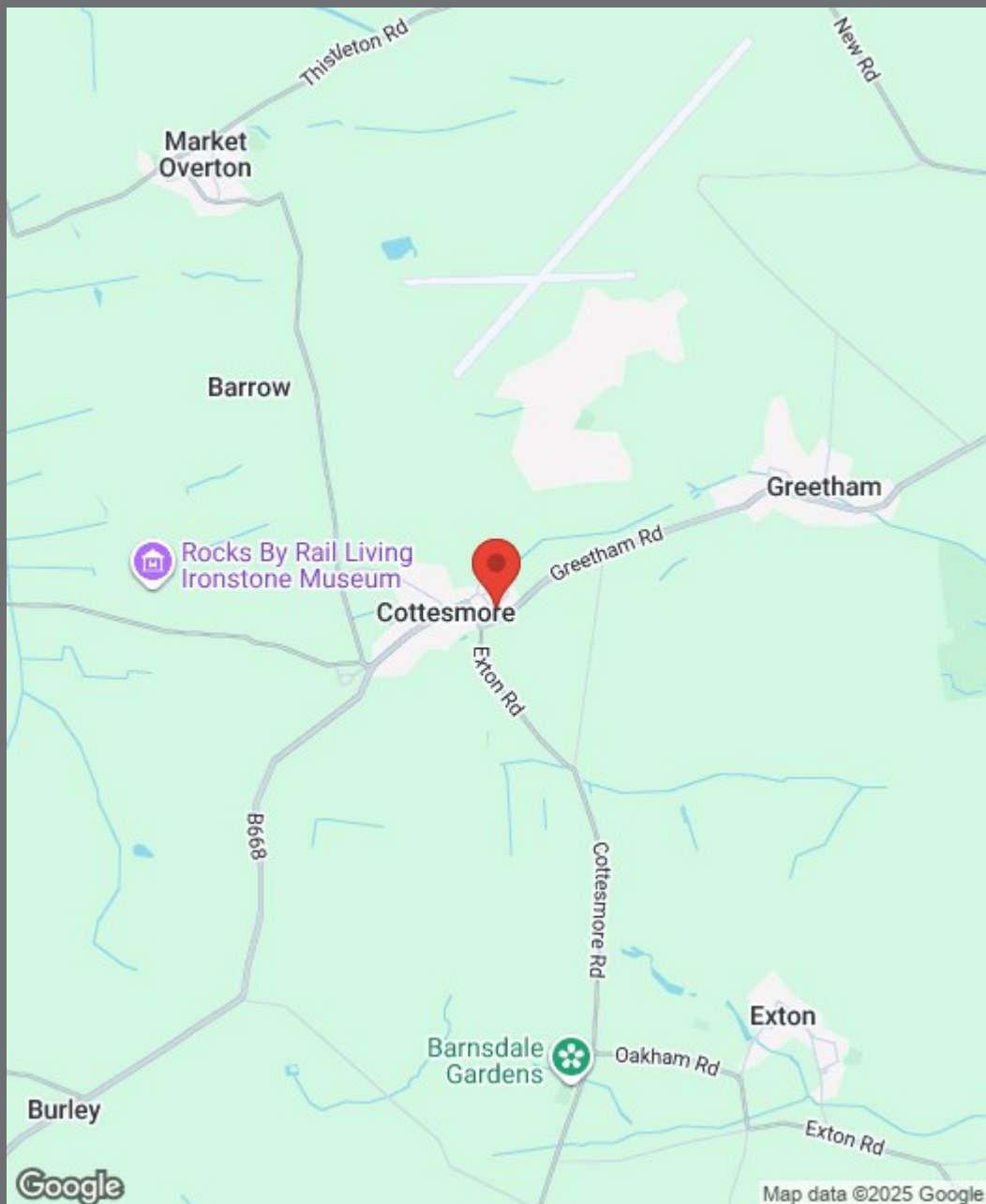
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Ground Floor



First Floor





Rear Garden

- MID TERRACE PROPERTY
- IN NEED OF COSMETIC UPDATED INTERNALLY
- THREE BEDROOMS
- ON STREET PARKING
- ALUMINUM DOUBLE GLAZING
- MODERN GAS FIRED BOILER
- REAR GARDEN
- LARGE SITTING ROOM
- SOUGHT AFTER VILLAGE
- NO UPWARD CHAIN



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