



5 HOPE COTTAGES UPPER GREEN ROAD ST. HELENS, PO33 1UJ

£300,000
FREEHOLD

Positioned in the heart of St Helens, this unique period cottage offers 2 bedrooms and a mass of character. Easy living with fabulous charm and close to local amenities. CHAIN FREE.

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SALES & LETTINGS

5 HOPE COTTAGES UPPER

- Beautiful 2 bedroom cottage
- Dressing room
- Lots of character and charm
- Village location
- CHAIN FREE



Picket fence and gate leads to: covered veranda

The accommodation with approximate measurements

Lounge 4.32 x 3.89 (14'2" x 12'9")

Window to front aspect. with views over the village green. Tiled flooring. Radiator. Feature beam. A beautiful open brick fire place with an oak mantle over. (not used at present lining is required) Steps to:

Kitchen 3.0 x 3.05 (9'10" x 10'0")

Fitted kitchen with matching wall, base and drawer units. Fitted electric oven and gas hob with extractor over. Ceramic sink and mixer tap with tiled splash back. Fitted fridge and dishwasher. Radiator. Tiled flooring. Window overlooking the garden and rear aspect. Door to garden. Seating area and bench with storage. Stairs to first floor.

Stairs to first floor

Landing

Radiator. Stairs to second floor. Doors to:

Bedroom 4.11 x 3.11 (13'5" x 10'2")

Double glazed window to front aspect with far reaching views. Fire place with brick surround. (boarded) Cupboard housing Glow Worm boiler and consumer unit. Radiator. Exposed beam.

Bathroom

Sunken bath with tiled feature surround. Fitted shower over with folding glass screen. Low level WC. Hand basin. Double glazed window to rear aspect. Heated towel rail. Feature beams. Tiled flooring.

Dressing room 1.69 x 1.85 (5'6" x 6'0")

Port glass window through to bathroom.

Stairs to bedroom 2.97 x 2.88 (9'8" x 9'5")

Double glazed window to front aspect with far reaching views of the Downs and harbour. . Radiator. (there is height limitations)

Outside

Rear:

Enclosed pretty garden mainly decked for easy maintenance. Mature shrubs and trees, Shed housing space for a washing machine and tumble dryer. Additional shed with power. Paved patio area.

Additional information

Tenure: Freehold

Council Tax Band: "B"

EPC: "D"

There is access through to neighbours garden to get the front of the property. (the neighbour has no acces to this property)

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GROUND FLOOR
269 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR
117 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements