





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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Beautiful 2 bedroom cottage • Dressing
 room • Lots of character and
 charm • Viillage 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.

Addditional 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 access to this property)











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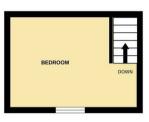




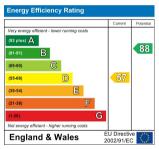
GROUND FLOOR 1ST FLOOR 269 sq.ft. (24.9 sq.m.) approx. 273 sq.ft. (25.3 sq.m.) approx.

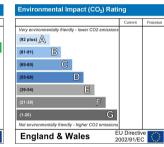












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TOTAL FLOOR AREA: 829sq.ft. (77.0 sq.m.) approx.

Whilst every altempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tiems 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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