



# Inglebys

Estate Agents



## 4 Railway Terrace

East Loftus, TS13 4LP

**£110,000**



Situated in a semi-rural, peaceful location, a beautiful 2-bedroom cottage with ample garden space & off-street parking.



Tenure: Freehold.

Council Tax Band:

EPC Rating: D.

Lovingly restored by the current owner, including a range of energy efficient upgrades consisting of a new air source heat pump central heating system (fitted Dec. 2023), and 12x solar panels (6x to the front & 6x to the rear), this very private hidden gem boasts extremely low energy bills. Set off the beaten track, yet just a stone's throw from local amenities & transport links, this property offers the best of both worlds. With front garden, rear yard, off-street parking and a generous sized side garden currently used as a vegetable patch & chicken coop, this lovely cottage must be viewed to be fully appreciated.

Entrance Vestibule

UPVC double glazed door to the front elevation. Stairs leading to the first floor.

Living Room 12'6" x 10'6" (3.83m x 3.21m)

Solid wood floor. Electric fire with marble hearth & backplate and wooden fire surround. UPVC double glazed window to the front aspect. Radiator.

Kitchen 10'5" x 6'10" (3.20m x 2.10m)

Double base unit. Granite effect worktops with matching breakfast bar. Stainless steel sink with single drainer & mixer tap. Space for under counter fridge & plumbing for washing machine. Tiled splash-backs. UPVC double glazed window to the side aspect. Storage cupboard. Mosaic tile effect vinyl flooring. Pantry. UPVC double glazed door to the rear elevation. Access to the Shower Room & W/C.

Shower Room 5'11" x 5'10" (1.82m x 1.79m)

Walk-in shower cubicle. Storage cupboard. Hand basin with vanity unit. Mosaic tile effect vinyl flooring. UPVC double glazed window to the side aspect. Radiator.

W/C 5'11" x 2'11" (1.82m x 0.91m)

Low-level W/C. UPVC double glazed window to the side aspect.

First Floor

Landing

Carpeted. Decorative wood paneling.

Bedroom One 10'10" x 10'0" (3.32m x 3.05m)

Fitted wardrobe with sliding doors. UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Two 13'8" x 9'3" (max) (4.17m x 2.82m (max))

L-Shaped bedroom. Carpeted. Radiator. UPVC double glazed window to the rear aspect.

External

Rear Elevation

Accessed by a track off the main road, secure off-street parking for 1x car. Yard area. Gated access to the Side Elevation.

Side Elevation

A large garden space currently used as a vegetable patch & chicken coop, with additional lawned areas. Fence separating the side elevation & front elevation.

Front Elevation

Enclosed garden laid to lawn with established borders & flower beds. Gated access to communal pathway leading to the main street.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

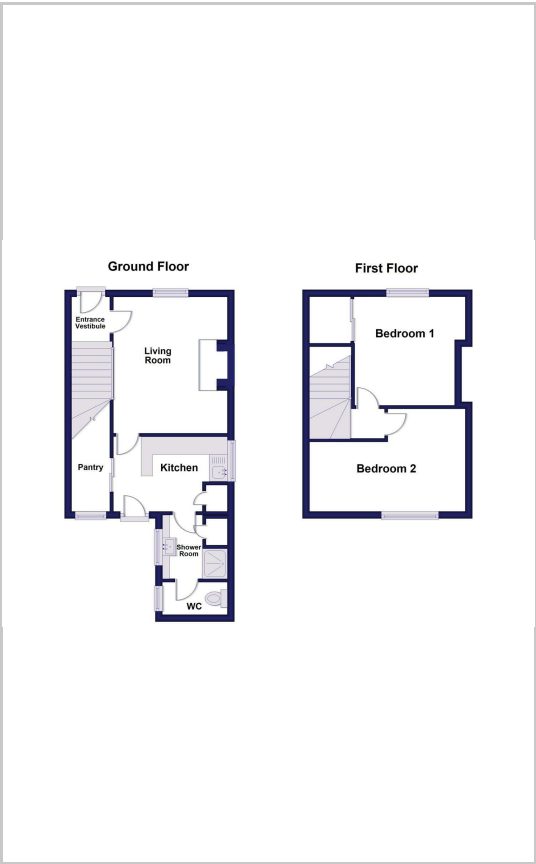
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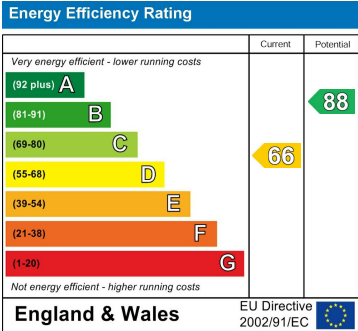
Area Map



Floor Plans



Energy Efficiency Graph



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