



13 STOKE HILL

OUNDLÉ | PE8 4BH

£150,000

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS



A period one bedroom cottage in need of refreshing, set within the conservation area, within walking distance of Market Place and the country park.

| Living Room | Kitchen | Bathroom

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Landing | Bedrooms | Bathroom

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Courtyard Garden

### The Property

This brick and stone cottage has the potential to be absolutely charming. It has been basically modernised over the years and has uPVC double-glazed windows. However, after a long period of rental, the property would now benefit from refreshing the decor, along with one or two other upgrades. The house is beautifully set, overlooking the catholic church at the end of West Street. The Market Place is a few minutes walk away, as is the country park.

The accommodation is set over two floors. The front door opens to the sitting room, This has a window to the front and a fireplace. A door leads through to the kitchen, which is fitted with a range of units. There is space for a cooker, a fridge and a washing machine. A door opens to the shared courtyard. A second door opens to the stairs.

On the first floor there is a comfortable double bedroom with a view of the church. and a large bathroom with an electric shower over the bath.

There is a shared path that leads to the rear of the property where there is a courtyard shared between the three cottages. There is also a store.

There is plenty of on-street parking in the vicinity, as well as a free, long stay carpark.

**Tenure** - Freehold

**Council Tax** - Band B

**EPC** - Band E

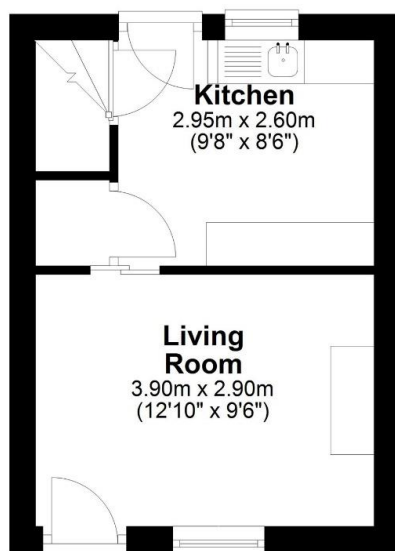
**Services** - Mains electricity, water and drainage. Electric heating.

**Viewing** - Strictly by appointment with Woodford & Co 01832 274732.

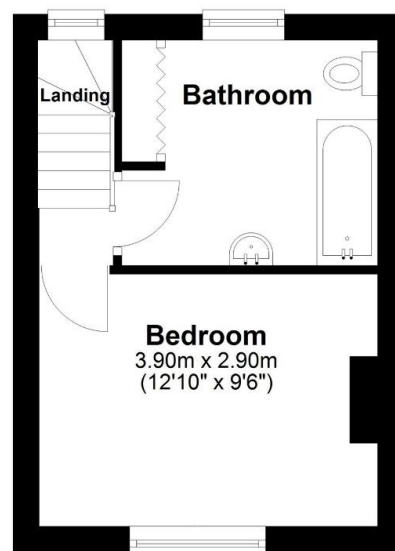




**Ground Floor**



**First Floor**



**Total Approx Gross Internal Floor Area = 44 sq/m (466 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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