



MARTIN&CO

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE

Town Centre

2 Bedrooms, 1 Bathroom, Cottage

Asking Price Of £272,500





Town Centre

Asking Price Of £272,500

- Two Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen
- Downstairs Re-Fitted Bathroom
- Lots of Character
- Enclosed Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

A stunning two double bedroom house in the town centre. The property has two reception rooms, a modern kitchen, and a re-fitted downstairs bathroom. There is wood flooring in both reception rooms and bedroom one.

FRONT DOOR TO

ENTRANCE HALL Stairs to first floor landing, radiator, wood effect flooring, doors leading to the lounge and dining room.

LOUNGE 11' 9" x 9' 3" (3.6m x 2.81m) Bay window to front aspect, radiator, wood effect flooring and a stripped pine door.

DINING ROOM 11' 10" x 9' 11" (3.62m x 3.02m) Door leading to the rear garden, radiator, wood flooring, and an opening leading to the kitchen.

KITCHEN 7' 7" x 5' 5" (2.3m x 1.66m) Range of wall and base level units with worktop over and inset sink unit. Cooker, space for an under cabinet fridge, splash back tiling to walls and tiled flooring.

DOWNSTAIRS BATHROOM Rear aspect window, bath with shower over, wash hand basin, low-level WC, wall mounted radiator, extractor fan, and fully tiled walls. Cupboard with plumbing for a washing machine,



FIRST FLOOR LANDING

BEDROOM 1 Window to rear aspect, carpeted floor, double built-in wardrobe, and a radiator.

BEDROOM 2 11' 11" x 9' 8" (3.62m x 2.95m) Two front aspect windows, built-in single cupboard, radiator and wood flooring.

OUTSIDE Small enclosed front garden. To the rear small leaned area, gravelled area enclosed by panel fencing

MATERIAL INFORMATION

Council Tax Band: C

EPC Rating D

Buyers guide https://sprift.com/dashboard/property-report/?access_report_id=3553328

