



High Street, Broughton



2



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1



£185,000



Key Features

- CHARACTER COTTAGE
- PARKING TO REAR
- DETACHED STUDIO
- EXTENSIVE GARDENS
- TENURE: FREEHOLD
- COUNCIL TAX BAND A
- EPC RATING D





This delightful, stone and brick semi detached cottage must be viewed. Retaining much character this 2 bedroom gem of a home offers rarely available charm with surprisingly long gardens and vehicle access to the rear. The retention of exposed floor boards, log burning stove and claw foot bath is complemented by the addition of a separate detached Studio ideal for the home worker. The definition of home..



LOUNGE 3.99m x 3.66m (13'1" x 12'0")

Ideal for those long cosy nights this traditionally appointed dual aspect room is centred on the brick built fire place with inset cast iron stove, flagged hearth and built in side store cupboards. The wainscot panelling beautifully complements the painted floor boards.

KITCHEN 3.02m x 3.97m (9'11" x 13'0")

A flexible space of eminent character arranged with a range of free standing, oak topped units together with a fixed deep glazed Carron sink unit. There is wainscot panelling and slate tiled floor and space for an electric cooker. Extractor and windows to two aspects complete the room.

REAR HALL

A practical entrance with slate tiled floor, double glazed side door and window and stairs to the first floor.

BATHROOM

Maintains the period theme this room is appointed with a traditional suite to include a claw foot bath with both mixer tap and rainwater head shower over, rectangular wash hand basin and low flush wc, towel radiator, wainscot panelling and a cupboard housing the gas fired combination boiler.

FIRST FLOOR.



BEDROOM 1 3.67m x 4.01m (12'0" x 13'2")

A beautifully lit dual aspect double room with painted floor boards, radiator and picture rail.

BEDROOM 2 3.05m x 3.09m (10'0" x 10'1")

A generous rear facing room with radiator and painted floor boards.

OUTSIDE

The home is fronted by a coped wall with shrub filled buffer garden and a gated side walkway leads to the rear brick paved courtyard and parking area. There is a useful brick built UTILITY STORE (3.12m x 1.71m) with electric power, water, plumbing for a washing machine and Garden Toilet with wash basin. Beyond the courtyard, which has high timber gates to allow vehicle access across the rear of the neighbouring property, there is a detached STUDIO/OFFICE (4.55m x 3.62m) with laminated flooring, power, spot lighting and double glazed French doors. The long, private gardens have been divided into a series of separate areas including a mature shrub and herbaceous garden with curving paths, a natural lawned garden with small pond and striking willow tree and an additional private area with timber shed and Summer House. The various seating areas allow for quiet relaxation.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

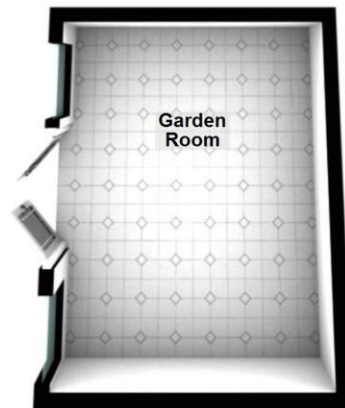
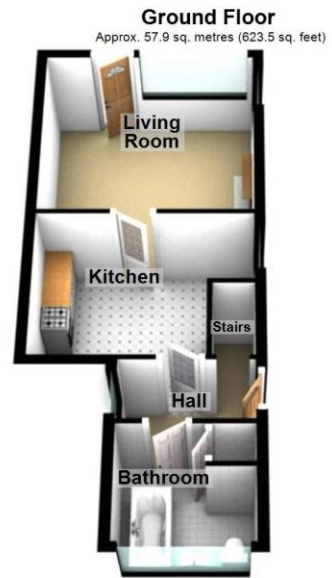


ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.








Total area: approx. 84.2 sq. metres (906.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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