



Kingfisher Cottage, 6 Gravel Lane, Charlton Marshall, Dorset, DT11 9NS





An Attractive 1/2 Bedroom Brick & Flint Cottage With River Frontage In The Popular Village Of Charlton Marshall. The Property Benefits From Gas Central Heating, Courtyard Style Garden & Secluded Location

Living Room 11'7" (3.53m) x 10'9" (3.28m)- Wooden door to front, sliding sash window to front aspect, chimney breast (currently block off), decorative timber cladding, TV point, telephone point, cupboard housing electric consumer unit and meter, shelving, radiator, smooth set ceiling with recessed lighting



Kitchen 8'3" (2.51m) x 5'7" (1.7m)- With stairs to first floor, range of base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, space for washing machine, space for free-standing electric cooker, stainless steel single sink with drainer inset and mixer tap, extractor fan, shelving, vinyl flooring, smooth set ceiling with recessed lighting

Landing - Wall mounted Worcester combi gas boiler, access to roof space, smoke alarm, smooth set ceiling

Bedroom 10'10" (3.3m) x 8'1" (2.46m)- Window to front aspect, TV point, radiator, smooth set ceiling

Study 6'6" (1.98m) x 5'3" (1.52m) - Radiator, smooth set ceiling

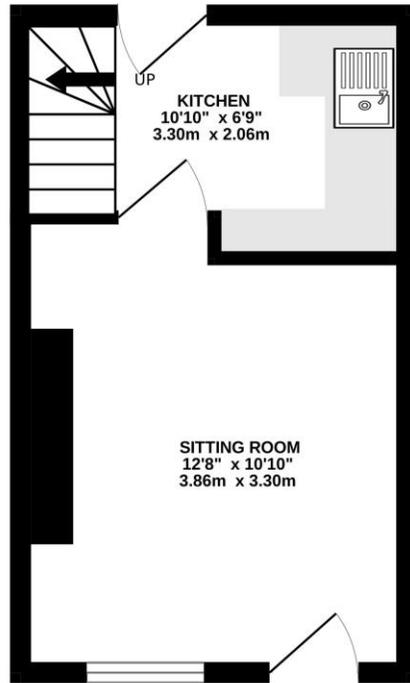


Bathroom - White suite comprising shower tray with curtain and Mira electric show over, low level WC, pedestal wash hand basin, tiled splash-backs, window to landing, window to rear aspect with views over the River Stour, radiator, electric heater, smooth set ceiling with recessed lighting

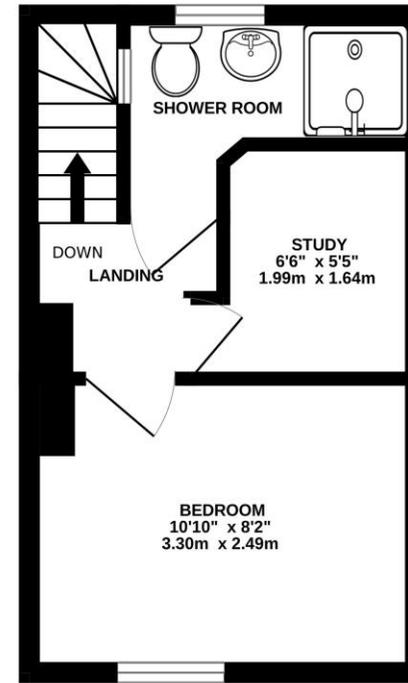
Outside - Courtyard garden adjacent to the rear of the property with bench seat and raised shrub beds, side access to the front of the property, brick store with light and power, raised decking area leading to its private access to the River Stour

£230,000 Freehold

GROUND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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