



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Weldon
Guide Price £170,000

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"Character and Charm"

Set in the heart of the village this semi-detached stone cottage, with character and charm, is being offered for sale with NO CHAIN. The accommodation comprises entrance hall, living room, fitted kitchen, rear porch and cellar. Upstairs, there are two bedrooms and a shower room. The property comes with a rear garden space.

Property Highlights

Offered for sale with NO CHAIN this semi-detached stone cottage is located on the High Street and is conveniently placed for village amenities.

The property benefits from modern independent electric heating.

The accommodation comprises entrance hall with stairs rising to the first floor.

The living room is front facing and features a chimney breast which could be commissioned with a wood burner subject to investigation.

The kitchen is fitted with a range of wall and base level units with worksurfaces incorporating a sink with drainer and mixer tap.

There is a rear porch from which a door leads down to the cellar and there is rear garden access.

From the first-floor landing there are two bedrooms and a shower room which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Outside

The rear garden is enclosed.

Pedestrian access is gained via a right of way through the rear garden of 11 High Street.

Living Room - 11' 2" x 11' 5" (3.40m x 3.48m)

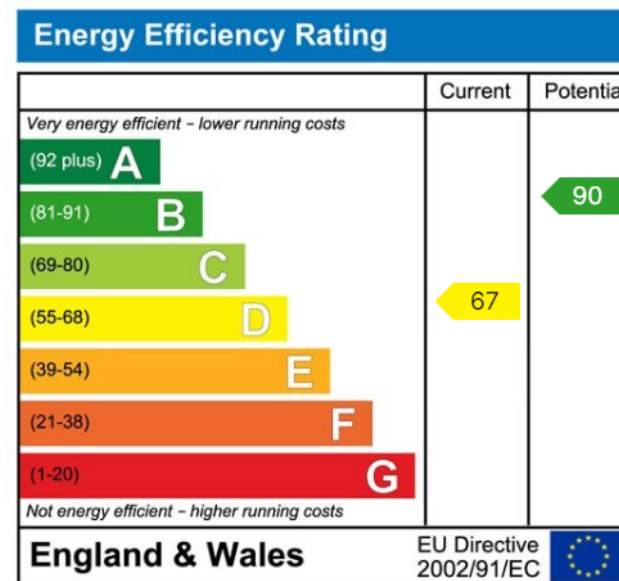
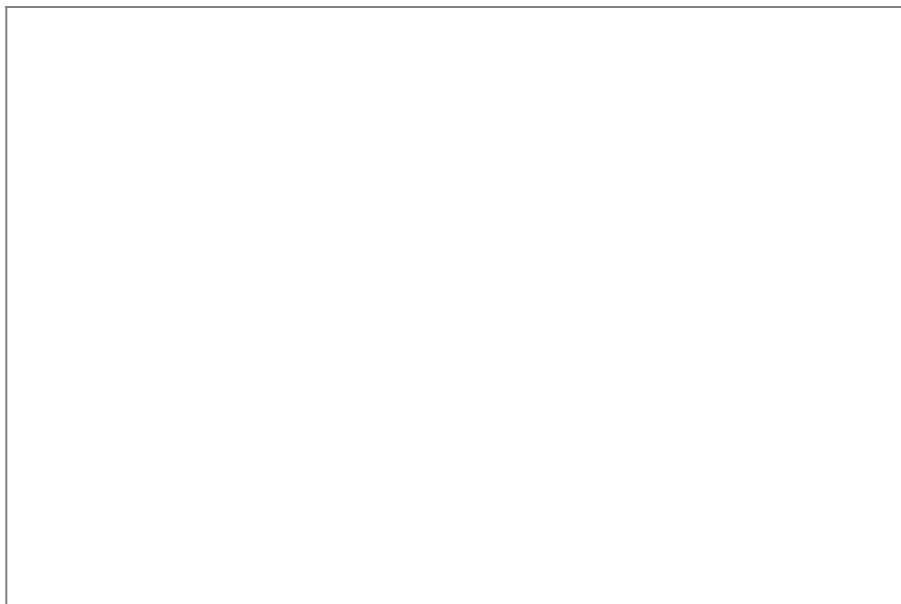
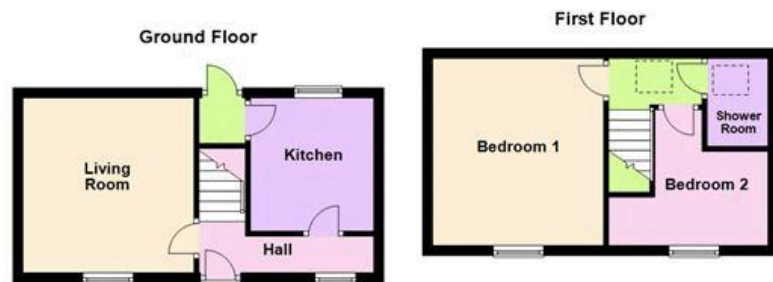
Kitchen - 8' 9" x 7' 8" (2.66m x 2.34m)

Bedroom 1 - 11' 2" x 12' 3" (3.40m x 3.73m)

Bedroom 2 - 10' 7" x 6' 3" (3.22m x 1.90m)

Shower Room - 6' 4" x 4' 0" (1.93m x 1.22m)





Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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