



## **45 Soutergate** £175,000

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- Character cottage
- Living room
- 3 bedrooms
- No upper chain
- Patio to rear

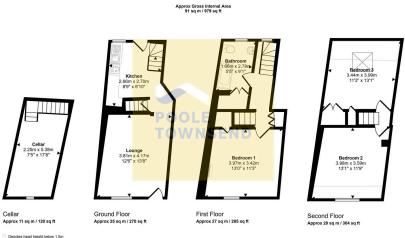
- Excellent location close to town centre
- Suitable to a range of buyers
- Great potential for modernisation
- Freehold
- Council tax band A











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not took like the real lears. Mado with Mado Snappy 360.

This characterful cottage is situated only a few minutes walk away from the cobbled Market Street where there is a wide choice pubs and cafes, boutique style shops, Tesco, Co-op, Costa etc. The property provides a comfortable size lounge and a kitchen alongside that has open access onto the stairwell to the first floor bedroom and bathroom. The second staircase ascends to the upper floor where there are two further bedrooms. The property also benefits from a cellar, a gas-fired central heating system, UPVC framed double glazing, a patio and no upper chain.

## **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A 88 B (81-91) (69-80)(55-68)62 (39-54)F (21 - 38)G Not energy efficient - higher running costs **EU** Directive England & Wales 2002/91/EC

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