







Offered for sale this chain free well proportioned home boasts two double bedrooms, a garage, garden, and an en suite bathroom. In addition to the en suite, there's a main bathroom serving this charming residence. This detached cart lodge has a ground floor entrance leading upstairs to a bright and airy living space, perfect for those seeking their first home in a picturesque village setting. With convenient amenities nearby such as a pub, general shop/butcher, and community gym, this home offers both comfort and convenience. Don't miss out on the opportunity to see the advantages this property has to offer - call us today to arrange a viewing!

### **Entrance Hall**

4' 2" x 3' 6" (1.27m x 1.07m)

With front door and stairs to first floor

### **Hallway/Landing**

12' 2" x 6' 0" (3.71m x 1.83m)

With two built in cupboards, Velux window, radiator

### **Kitchen/Living Room**

17' 0" x 15' 3" (5.18m x 4.64m)

Opening to a spacious sitting area with two Velux windows, the kitchen is fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and half bowl sink unit and drainer with mixer tap over, integral double oven and ceramic hob with extractor over, integral fridge/freezer, integral washer/dryer, integral dishwasher, wall mounted oil boiler, radiator

### **Bedroom 1**

15' 0" max 9'6" min x 10' 10" (4.57m x 3.30m)

With built in wardrobe, loft access, door to en-suite, radiator

### **En-Suite**

6' 7" x 4' 7" (2.01m x 1.40m)

With fitted suite comprising shower cubicle, low level W.C, wash hand basin, Velux window, radiator

### **Bedroom 2**

10' 10" x 7' 6" (3.30m x 2.28m)

With built in cupboard, radiator

### **Bathroom**

6' 4" x 6' 0" (1.93m x 1.83m)

With fitted suite comprising bath with shower mixer tap attachment, low level W.C, wash hand basin, built in airing cupboard, partly tiled walls

### **Garden**

The garden to the rear of the property is a shingled private courtyard and is enclosed by fencing.

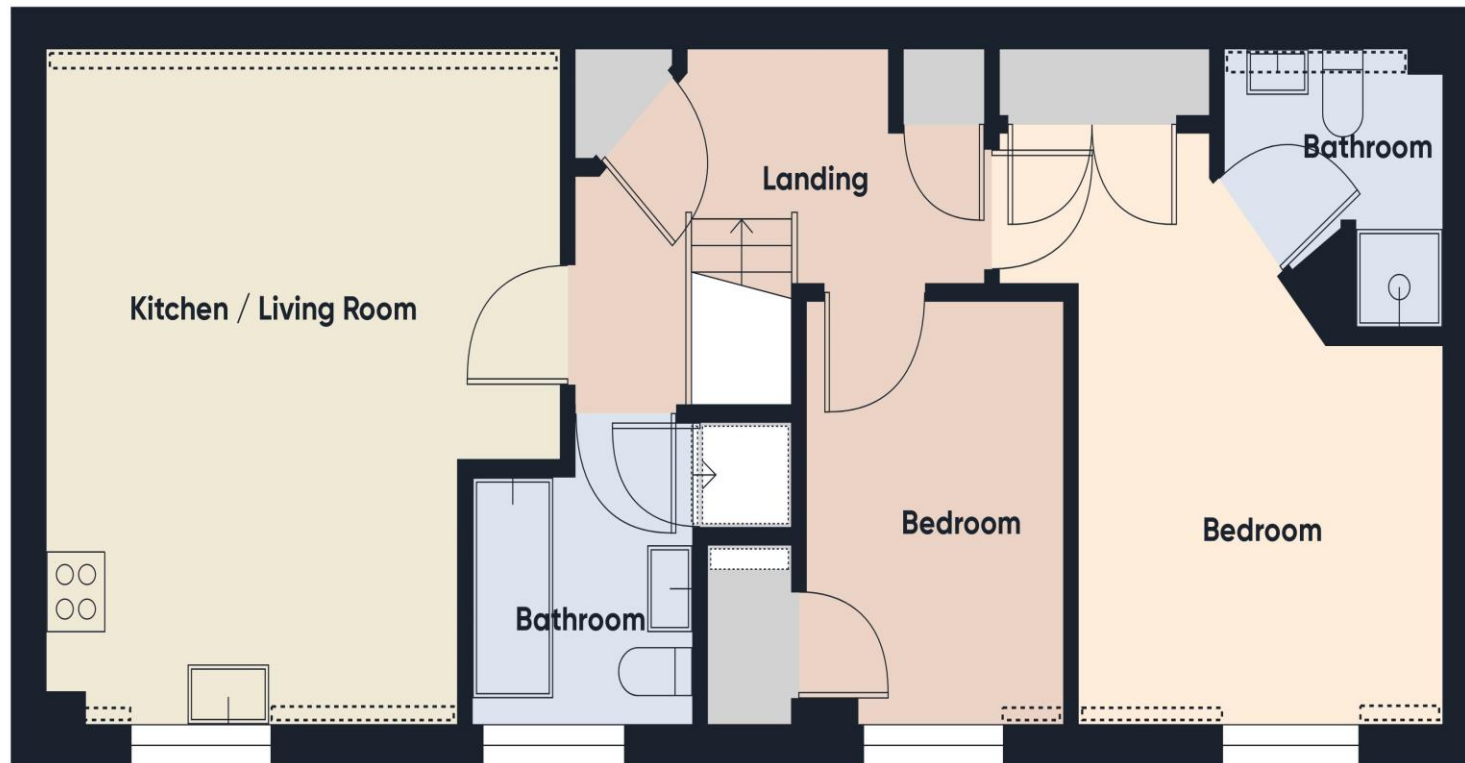
### **Garage**

17' 1" x 9' 0" (5.20m x 2.74m)


With up and over door, under stairs storage cupboard, door to garden

### **Agent's Note**

There are 112 years remaining on the lease. The ground rent is £150 per year. The service charge is approximately £650 per year.



Floor 1

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 76      | 76  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.