





If you have been planning to retire to a village with a thriving community spirit, excellent amenities and its own train station, this house could just be what you're looking for. Presented in good order, with a private garden and sunny conservatory. Located in a small development of warden assisted properties, exclusively for the over 55's. The sitting room leads on to the conservatory with double doors to the garden and a fitted kitchen with appliances. There are 2 generously sized bedrooms with well-designed shower room, complemented by a ground floor fitted bathroom. Heating is provided by electric heaters and has uPVC windows. There are emergency pull cords located throughout the house. Offered for sale chain free, call to book your viewing today!

Entrance Hall

8' 11" x 6' 5" (2.72m x 1.95m)

Stairs to first floor and stairlift, storage heater.

Kitchen

12' 6" x 7' 1" (3.81m x 2.16m)

A range of wall & base, cupboard & drawer units, space for upright fridge freezer, electric hob, integrated extractor fan, oven, inset stone sink with half sink and drainer, mixer tap, space and plumbing for washing machine, ladder radiator, granite effect worktops, window to front and door to garden.

Living Room

21' 5" x 14' 5" (6.52m x 4.39m)

A large inviting room with electric fire and tiled hearth, space for dining table, large understairs storage cupboard, french doors to conservatory, storage heater window to rear.

Conservatory

10' 3" x 7' 4" (3.12m x 2.23m)

Door to garden.

Ground Floor Bathroom

7' 9" x 4' 9" (2.36m x 1.45m)

Corner shower, WC, wash basin set in vanity unit, electric wall mounted heater, window to front.

Landing

6' 6" x 3' 3" (1.98m x 0.99m)

Loft hatch

Bedroom 1

12' 2" x 12' 0" (3.71m x 3.65m)

A large double sized room with built in storage cupboard, window to front and storage heater.

Bedroom 2

13' 9" x 11' 0" (4.19m x 3.35m)

A large room with dormer window, storage cupboard, window to front and storage heater.

Bathroom

9' 11" x 7' 0" (3.02m x 2.13m)

WC and wash basin set in vanity unit, step in shower, heated towel rail, cupboard, wall mounted electric heater, storage heater and window to side.

Garden

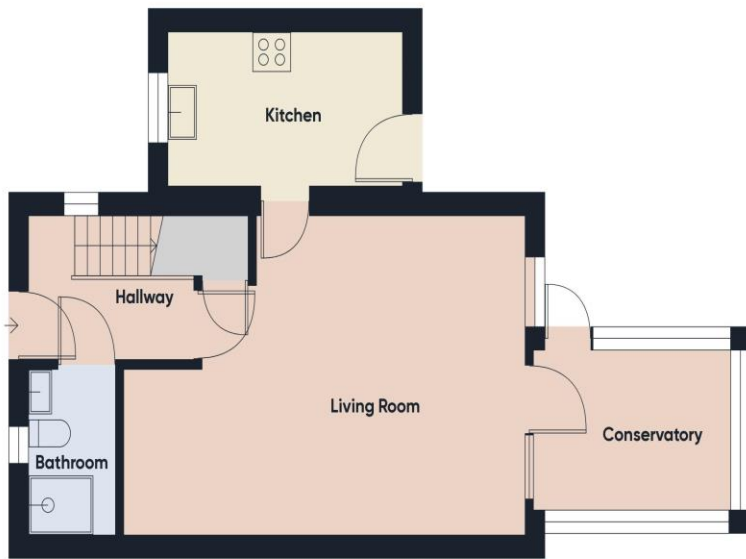
Low maintenance paved courtyard garden, shed, side gate for access.

Front

At the front of the property there is one allocated space plus visitor parking.

Agent's Note

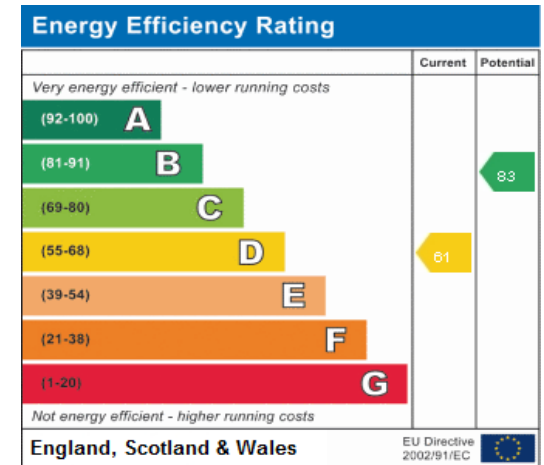
There are 70 years left on the lease as of February 2024. There is a management fee and ground rent payable; the fee is around £100 per month. Each room is equipped with an emergency pullcord system.



Ground Floor



Floor 1



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.