













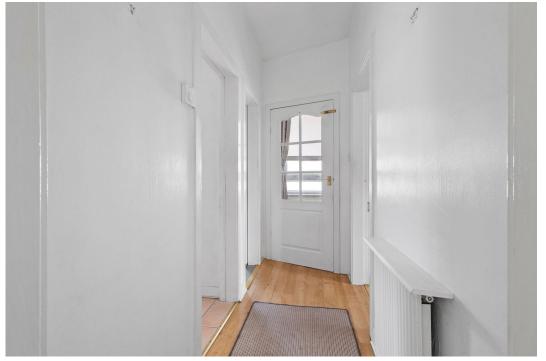


The thoughtfully arranged accommodation comprises entrance vestibule, welcoming hall, comfortable living room, well-appointed kitchen, first floor bedroom, contemporary shower room, and generous attic room providing flexible living space.

Externally, the property benefits from the valuable addition of a rear enclosed garden laid to lawn with private off-street parking.

Located in the highly sought-after village of Patna, this property offers peaceful country living while maintaining good transport links to larger towns. Perfect for first-time buyers, downsizers, or investors seeking a quality home in a desirable rural setting.







- · Two bedrooms
- - · Contemporary shower room
- Private off-street parking

First floor cottage flat

Countryside views

· Pristine condition

- Popular Residential Area
- · Peaceful rural location
- · Council Tax Band A
- EPC Rating D (62)





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