

# North Cottages

Napsbury, AL2 1AP



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£440,000

- No Upper Chain
- Three Bedrooms
  - Mid Terrace
- Spacious Kitchen/Dining Room
  - Separate Lounge
  - Utility Area
- Downstairs Bathroom
- En Suite To Bedroom One
- Front and Rear Gardens
- Further Extension Potential (S.T.P.P)





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Presented with no upper chain, this charming three-bedroom terrace cottage offers spacious accommodation and boasts both front and rear gardens, as well as stunning countryside views. Starting on the ground floor, the accommodation comprises an entrance hall, a separate lounge, a spacious kitchen/dining room, an additional reception room, a utility area, and a downstairs bathroom. Moving upstairs, you will find three bedrooms. Bedroom one benefits from built-in wardrobes and an en suite. The property also offers ample scope for extension, subject to obtaining the necessary planning permissions.



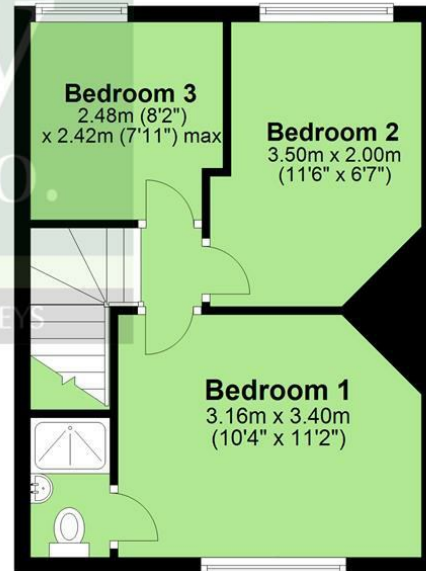
## Ground Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



Total area: approx. 83.5 sq. metres (899.2 sq. feet)



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### Entrance Hall

**Lounge**  
10'2" x 13'1" (3.12 x 4.00)

**Kitchen/Dining Room**  
13'1" x 16'2" (4.00 x 4.95)

**Sitting Room**  
11'5" x 7'8" (3.48 x 2.34)

**Utility Area**  
4'4" x 6'10" (1.34 x 2.09)

**Bathroom**  
5'10" x 8'8" (1.80 x 2.65)

### Stairs to First Floor Landing

**Bedroom One**  
10'4" x 11'1" (3.16 x 3.40)

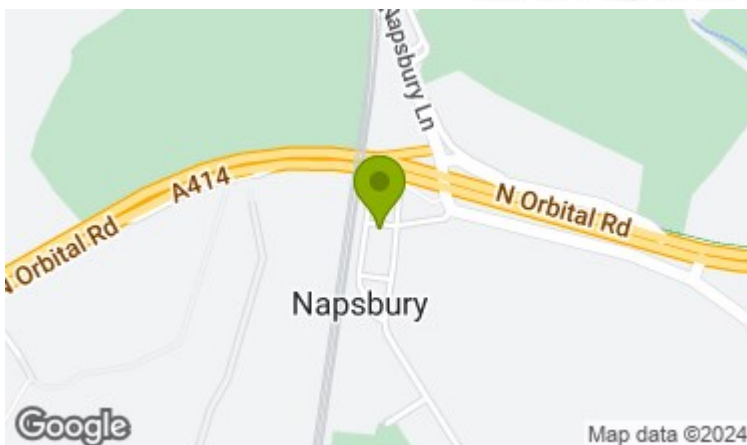
**En Suite**  
6'5" x 2'7" (1.98 x 0.80)

**Bedroom Two**  
11'5" x 8'8" (3.50 x 2.65)

**Bedroom Three**  
8'1" x 7'11" (2.48 x 2.42)

**EPC Rating**  
D

**Council Tax**  
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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