

North Cottages

Napsbury, AL2 1AP



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Offers In Excess Of £350,000

- 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.



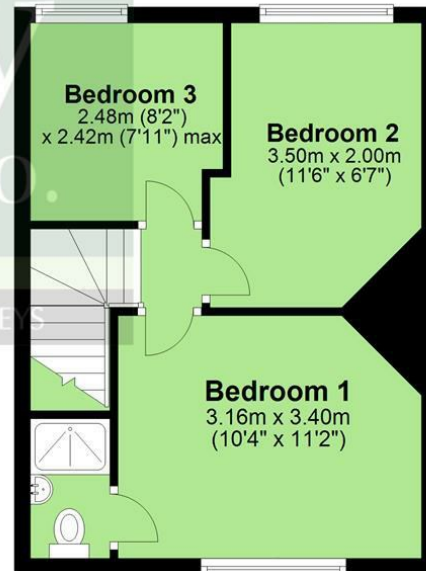
Ground Floor

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

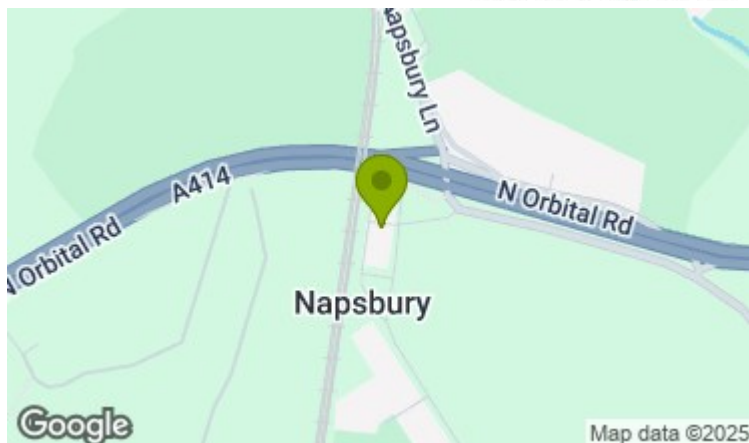


First Floor

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



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



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
EU Directive 2002/91/EC		
England & Wales		

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

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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

A.M.L Identity Verification

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + vat per person applies for this service.