



ASKING PRICE

£269,950

## THE DETAILS

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Cilcen

The Hope, St Johns

£269,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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PROPERTY DETAILS FOR  
**Cilcen, The Hope, St Johns**





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## THE DESCRIPTION

- Recently and extensively renovated mid-terrace cottage
- Situated in a central location close to St Johns Village
- 29ft Open-plan Lounge/Diner/Kitchen
- 2 double Bedrooms, Modern Bathroom
- Landscaped rear garden
- Electric Heating, uPVC double glazed
- Offered for sale with no onward chain

## THE PROPERTY

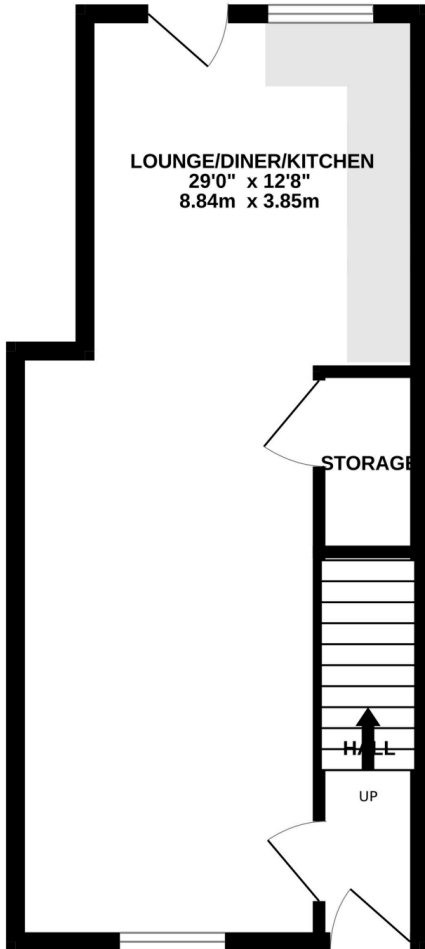
Black Grace Cowley are delighted to offer the opportunity to purchase Cilcen, a fully renovated cottage at The Hope, St Johns. Entering the property through the uPVC double glazed front door which provides access into the entrance hall with stairs leading to the first floor. Off the entrance hall to the left, a door leads into the spacious and modern 29ft open plan lounge/diner/kitchen. The lounge area is situated to the front, with a feature fireplace to one wall with a wooden mantel above. Carrying through this space there is a storage cupboard under the stairs housing the electric water tank. The kitchen area has been fitted with a range of modern units with integrated appliances, in addition to the kitchen area, there is a utility cupboard with plumbing for a washer/dryer and a matching breakfast bar. A uPVC double glazed door leads out to the rear garden. Taking the stairs up to the first floor, off the landing at the front of the property is a spacious double bedroom with vaulted ceilings incorporating two Velux windows and a window to the front. At the rear of the property is another double bedroom enjoying views of the rear garden and distant hill views. The modern bathroom is fitted with a bath with shower over, wash hand basin and WC.

At the rear of the property is a landscaped tiered garden with astro-turf and a paved patio area to enjoy the evening sun.

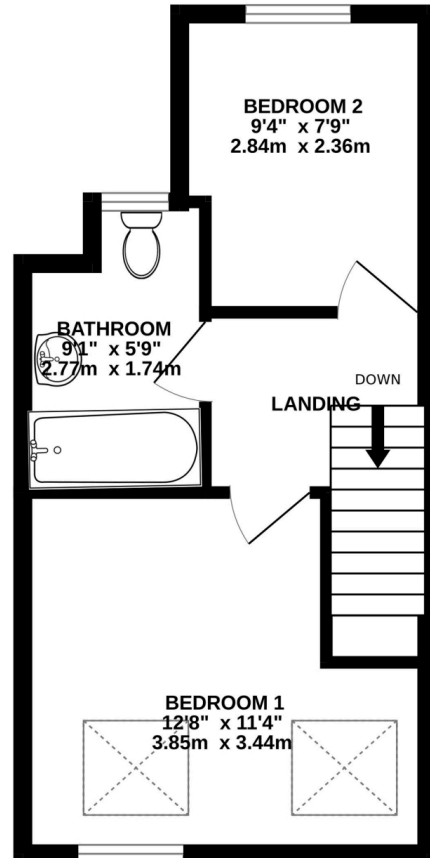
Offered for sale with no onward chain. Electric heating. uPVC double glazed throughout.

## FLOORPLAN

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Disclaimer

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