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Estate Agents

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# Harris & Lee

Estate Agents

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*Kewstoke Village*

*OIRO £254,800*

- \* *Characterful Cottage*
- \* *14' Kitchen*
- \* *2 Bedrooms*
- \* *Driveway Parking*
- \* *19' Living Room*
- \* *Close to Green Space*



*114 High Street, Worle, BS22 6HD*

# 1 Victoria Cottages, Crookes Lane, Kewstoke, BS22 9XJ

## Description

Extremely rare opportunity to acquire an older style 2 bedroom character cottage, tucked away from the road in a peaceful setting and yet in close proximity to the local village shop and amenities, including lovely green space/park. Improvements and updates and a more modern twist were carried out in 2015 and a courtyard style low maintenance front garden is complemented by adjacent driveway parking. Low ceilings provide intimacy however many may be surprised with the generous room proportions featuring a 19' living room, 14' kitchen and good size main double bedroom complete with 'Sharps' integrated furniture. The second bedroom is located on the ground floor and could make for an ideal hobby space if preferred. The seller has found a property to move to move which will end the chain.

## Accommodation

### Entrance

Front entrance porch with double glazed door and windows. Access through to

**Living Room** 19' 2" x 12' 2" (5.84m x 3.71m) including stairs to first floor. A lovely size reception room with painted timber beams and dual aspect double glazed windows to front and rear. 2 wall light points. 2 radiators.

**Kitchen** 14' 0" x 6' 0" (4.26m x 1.83m)

Re-styled with white gloss wall and base units, roll edge work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Space for cooker, washing machine and upright fridge/freezer. Smooth ceiling finish, radiator. 2 double glazed windows to front aspect.

### Downstairs WC

Low level WC and wash hand basin with tiled splash back. Smooth ceiling finish with extractor fan.

**Downstairs Bedroom 2/Study** 10' 9" x 6' 0" (3.27m x 1.83m) A flexible room with smooth ceiling finish and access to loft space. Double glazed window to side aspect.

### First Floor Landing

Doors to bedroom 1 and to the shower room.

**Bedroom 1** 12' 7" x 10' 6" (3.83m x 3.20m) minimum plus 'Sharps' fitted bedroom furniture comprising wardrobes to one wall, complemented with low level cupboards and drawers with counter over. Shelving for books. 2 double glazed windows to front aspect.

**Shower Room** 7' 0" x 5' 5" (2.13m x 1.65m)

Shower cubicle plus pedestal wash hand basin and low level WC. Heated towel rail, extractor fan, obscure double glazed window to front aspect.

### Outside

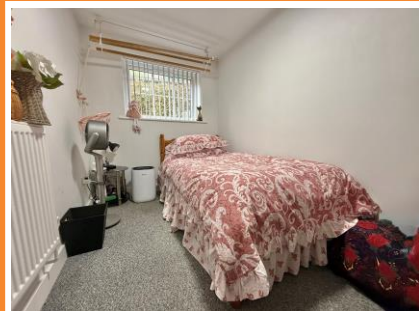
Gated access to an enclosed courtyard style 'sunken' front garden laid to stone chippings with flowers and shrubs. Adjacent hard standing/driveway providing off road parking facility.

### Tenure

Freehold, council tax band is 'B'.

### Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.



## Green Space Close By

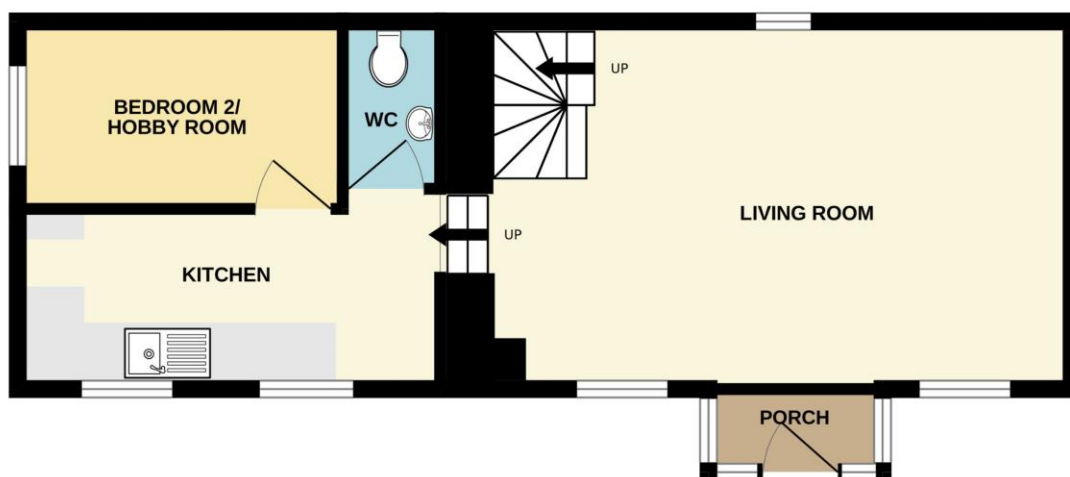


## Setting



The energy rating for this property is tbc

GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (21.3 sq.m.) approx.

