

Mark
Webster
estate agents



Main Street
Higham On The Hill
£275,000

*** BEAUTIFUL TUCKED AWAY COTTAGE - EXTENDED TO THE SIDE AND REAR - NO UPWARD CHAIN ***. We are delighted to bring to market this character cottage located in Higham-on-the-Hill and briefly comprising: Kitchen, dining room, lounge, rear lounge, two bedrooms, large bathroom, external utility room and a rear garden.

KITCHEN

9' 10" x 13' 9" maximum (3m x 4.19m)

Double glazed window to rear aspect, limestone tiled floor, single panelled radiator, a range of tall, base and eye level kitchen units, square edge work surfaces, composite style sink, an electric double oven, electric hob, integrated fridge/freezer, integrated dishwasher and door to the rear lounge and a further door to...

DINING ROOM

15' 2" x 11' 6" maximum (4.62m x 3.51m)

(8' 9" x 5' 8" minimum) Window to front aspect, column style radiator, stairs leading off to the first floor landing and open plan to...

LOUNGE

15' 2" x 11' 5" (4.62m x 3.48m)

Window to front aspect, internal window, two column style radiators and a feature brick fireplace with space for a gas effect fire.

REAR LOUNGE

9' 1" x 17' 9" (2.77m x 5.41m)

Two double glazed windows to rear aspect, limestone tiled floor, two column style radiators, small central log burner and a stable door giving access to the rear garden.

FIRST FLOOR LANDING

Having windows to rear aspect, single panelled radiator and doors to...

BEDROOM ONE

15' 2" x 12' 1" (4.62m x 3.68m)

Windows to front and rear aspects, two single panelled radiators and a range of fitted cottage style bedroom furniture.

BEDROOM TWO

8' 10" x 11' 5" (2.69m x 3.48m)

Window to front aspect and a single panelled radiator.

BATHROOM

9' 7" x 7' 10" (2.92m x 2.39m)

Windows to front and rear aspects, wood panelling, tiled floors, double panelled radiator, heated towel rail, pedestal wash basin, low level WC, low level bidet, freestanding roll top bath with shower hose and a glass fronted double shower enclosure with fitted and



free hand held shower heads.

EXTERNAL UTILITY ROOM

7'3"x4'8" (2.21mx1.42m)

Having washing machine, tumble dryer & freezer, newly fitted UPVC doors and windows and guest WC facilities

TO THE EXTERIOR

The property is accessed via a shared path to the front. The enclosed rear garden is fully paved for low maintenance with a brick wall border, brick built outbuilding and side gated access.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

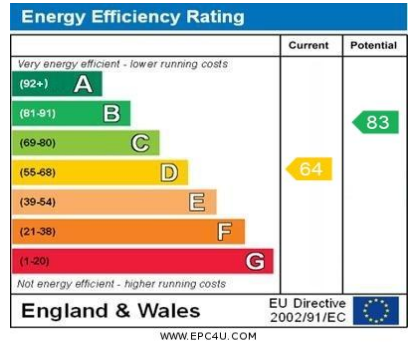
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Sat: 9:00am – 4:00pm



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