



Enclosed Courtyard:

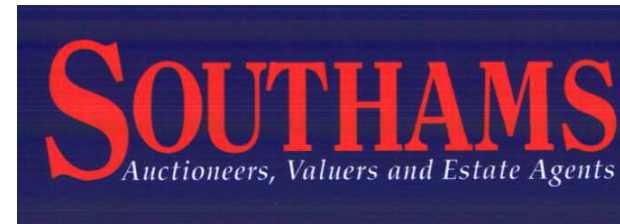
Shed: 2.47m x 1.12m (8'1" x 3'8")

OPENING HOURS:

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm; Sunday: 11.00am – 3pm.

WEB SITE:

www.primelocation.com or www.findaproperty.com or www.southams.com



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Chartered Surveyors

62 WEST STREET
KINGSCLIFFE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Rent: £825 pcm

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.

A charming 1 bedroom stone cottage which has been refurbished and improved to an exceptional standard, situated in the centre of this vibrant village with local amenities. The cottage has gas central heating and double glazing

Sitting Room:

19.00m x 3.18m (62'4" x 10'5") Exposed brick chimney open hearth with Villager wood burning stove, fitted shelves, exposed beams, quarry tiled floor, window seat, shutters, radiator, 2 wall lights, Fireangel C02 monitor, smoke alarm, power points



Kitchen:

2.62m x 2.35m (8'7" x 7'9") Single drainer sink unit with mixer tap, panelled base and wall cupboards and drawers with fitted worktops, built in Lamona electric oven, stainless steel gas hob, fridge/freezer, concealed lighting, stainless steel cooker hood, exposed beams, vinyl covered floor, tiled splashbacks, wall mounted Glow Worm gas boiler, radiator, power points, Fireangle C02 monitor



Open tread stairs to:

Bedroom: 3.34m x 3.33m (10'11" x 10'11") inset downlights, 2 wall lights, window seat, shutters, radiator, smoke alarm

Shower Room:

2.46m x 1.24m (8'1" x 4'1") Walk in shower, pedestal basin with mixer tap, low suite w.c, concealed cistern, fitted shelves, tiled floor, eaves storage