



9 Meresborough Farm Cottages, Meresborough Road, , ME8 8PP \pounds 425,000

- TWO BEDROOM DETACHED BUNGALOW
- GARAGE & DRIVEWAY
- LARGE SIDE ACCESS
- BATH & SHOWER ROOMS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- BACKS ONTO ORCHARDS, GREAT PROXIMITY TO BRYONY JUNIOR SCHOOL
- SMALL HAMLET COMMUNITY LOCATION
- CHAIN FREE
- CTAX BAND: E
- · EPC RATING: E

Charming two bedroom detached bungalow enviably located in a small hamlet community backing onto orchards. This rarely available property offers tremendous potential and features a large driveway with side access, garage, and two bathrooms.

EPC Rating: E

Entrance Hall

5'8" x 5'10" (1.74m x 1.79m)

Lounge

12'9" x 17'10" (3.89m x 5.45m)



Dining Room

15'7" x 8'1" (4.76m x 2.48m)

Kitchen

11'9" x 8'2" (3.60m x 2.50m)

Bathroom

8'6" x 5'9" (2.61m x 1.76m)

Shower Room

5'8" x 4'11" (1.74m x 1.52m)

Bedroom 1

12'3" x 16'4" (3.75m x 5.00m)

Bedroom 2

12'10" x 10'1" (3.93m x 3.09m)

Garage

10'4" x 18'4" (3.15m x 5.59m)

Driveway

Garden



Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

- 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities.
 Purchasers must satisfy themselves by inspection or otherwise

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HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



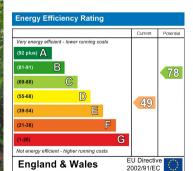


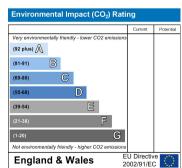












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GROUND FLOOR 1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.

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