



- An extremely attractive character cottage with original features
- Impressive entrance hall with original mosaic tiled floor
- Ground floor has a lounge, study/playroom/bedroom
- Spacious kitchen dining room with a sunny dual aspect and door to garden
- First floor two double bedrooms, light and airy bathroom
- Second floor loft room with velux window, large level garden and private parking



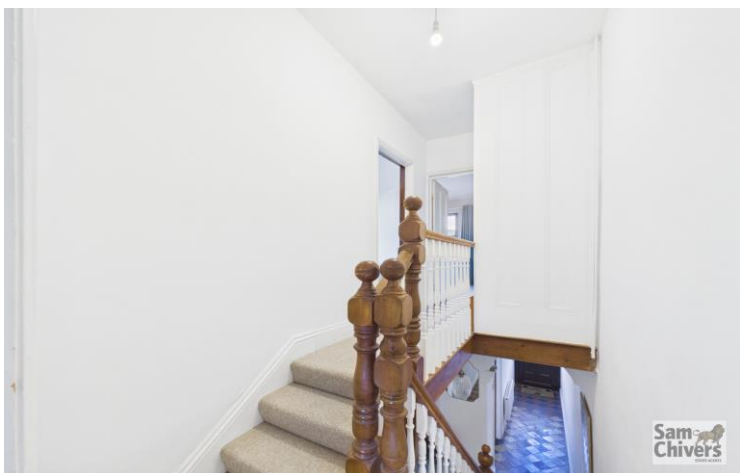
"An exceptional character cottage brimming with original features and offering lots of accommodation, a large level garden and private parking".

The accommodation comprises an entrance hallway with its original mosaic tiled floor. Lounge to front with feature cast iron gas fire. Study, playroom or bedroom with a pretty cast iron fireplace and window to rear. Spacious kitchen dining room with a good range of units, ample space for a dining table, breakfast bar, ornate fireplace and dual aspect windows, door to rear garden. On the first floor are two double bedrooms, the main bedroom to front is a particularly decent size and a surprisingly large bathroom with panelled bath and separate shower enclosure. From the landing there is a staircase leading to a loft room with a Velux window providing an abundance of natural light.

Outside to front is a low-lying red brick wall enclosing a level gravelled garden, directly to front unrestricted on road parking. To the rear is a fully enclosed lawn and gravelled garden which enjoys a sunny private aspect and gated access from here takes you to the main lawned garden all appreciating a south easterly aspect. Onwards from here is a double width parking space accessed from a shared vehicle access from Redfield Road.

Offered for sale with no onward chain!

**Tenure:** Freehold. **Council Tax Band:** B.





Approximate total area<sup>(1)</sup>  
1207 ft<sup>2</sup>  
112.3 m<sup>2</sup>

Reduced headroom  
77 ft<sup>2</sup>  
7.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.