



Ratcliffe Road, Thrussington

welcome to

Ratcliffe Road, Thrussington

A beautifully presented two-bedroom character cottage blending rustic charm with modern finishes. Featuring a kitchen/diner, cosy lounge, generous rear garden and useful outbuildings, this delightful home is perfectly suited to first-time buyers or anyone seeking village-style living.

Auctioneer's Comments

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Lounge

12' x 11' 10" (3.66m x 3.61m)
A welcoming and cosy living space featuring exposed ceiling beams, neutral décor, laminate flooring, stairs rising to the first floor and a central window to the front elevation.

Kitchen/Dining Room

15' 6" x 11' 10" (4.72m x 3.61m)
A standout feature of the home, this kitchen/diner offers modern white cabinetry, solid wood worktops, an integrated sink area and space for appliances including a range-style cooker. Sleek tiled flooring, exposed beams, storage under the stairs, rear windows and a upvc door opens directly onto the rear garden.

Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m)
A generous double bedroom with carpeted flooring, window to the front and a radiator.

Bedroom Two

15' 11" x 6' 6" (4.85m x 1.98m)
A flexible second bedroom with alcove sleeping area, carpeted flooring and a radiator.

Shower Room

Featuring a walk-in shower with glass screen, WC, wash basin, tiled walls, vinyl flooring and a double-glazed window to the rear.

Outside

A superb outdoor space including a lawned area and brick outhouse.





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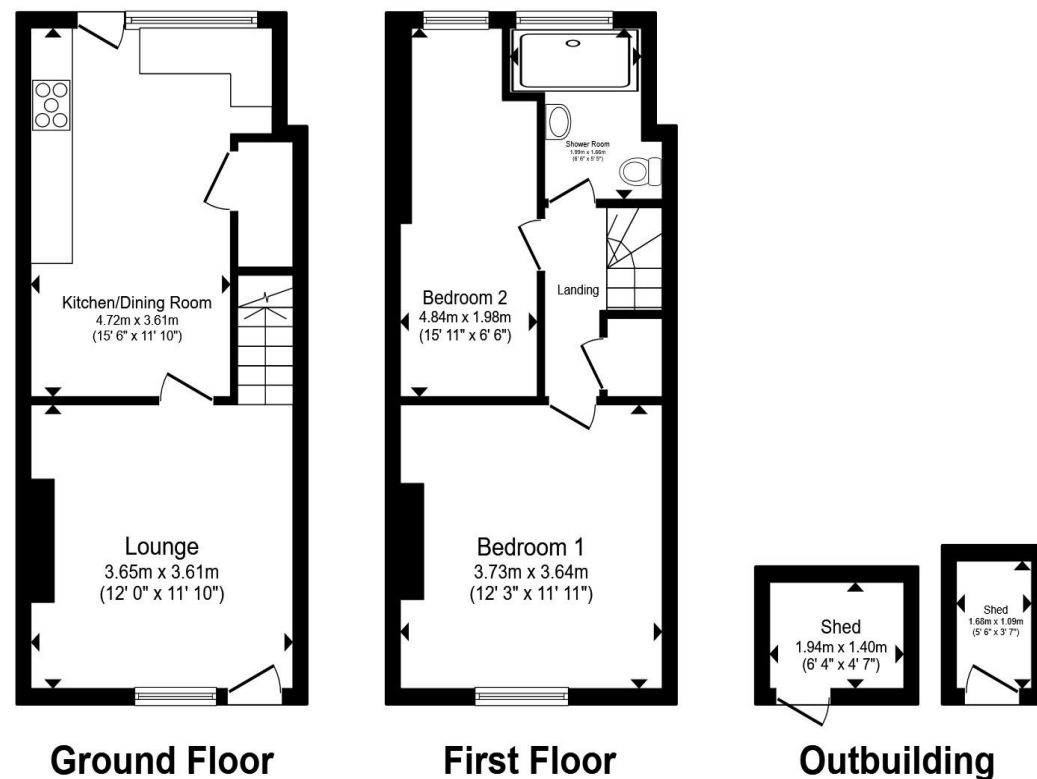
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming two-bedroom mid-terrace cottage
- Kitchen/dining room with access to the garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£160,000



Ground Floor

First Floor

Outbuilding

Total floor area 69.2 m² (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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LBH115720 - 0005

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