



- A well maintained natural stone cottage
- Entrance hall in a spacious lounge dining room
- Attractive fitted kitchen, utility lobby and porch
- Fully tiled shower room, gas ch and double glazing
- Three bedrooms all of a good size
- Garden, garage and parking to rear



"A traditional terraced miners' cottage which has been well maintained with an attractive fitted kitchen and fully tiled shower room, good sized garage and sunny enclosed garden".

Offered for sale with no onward chain!

The accommodation arranged over two floors comprises an entrance hallway opening into a spacious lounge dining room having a central focal fireplace and ample space for a family dining table. There is an attractive fitted kitchen with a good range of units, door into a utility lobby which in turn has doors to the fully tiled shower room and utility porch with door to rear. On the first floor are three bedrooms, the rear bedroom has a pleasant view toward Welton vale.

Outside to front is a level walled garden with pathway to front door. To the rear is a shared vehicle access leading to parking in front of the garage and access to a fully enclosed and level rear garden which enjoys a sunny aspect.

From the rear of this terrace there is easy access to a pathway leading to open fields, the Somer brook and "the greenway, cycle track," perfect for dog walking and leisure pursuits.

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





Approximate total area<sup>m</sup>

853 ft<sup>2</sup>

79.4 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.7 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.

GIRAFFE360



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 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.