

St Clements, Rowston  
£130,000



**£130,000**

- Semi-Detached House
- Two Double Bedrooms
- Rural Village Location
- Well Presented Throughout
- Non Standard Construction
- Attractive Front and Rear Gardens
- Freehold
- EPC rating C
- Current Council Tax Band A



Located in the peaceful rural village of Rowston, this well-presented two double bedroom semi-detached home offers an ideal opportunity for buyers seeking countryside living. This Cornish Style property is of non-standard construction but has been thoughtfully maintained throughout. Inside, the home features a spacious lounge, a bright kitchen diner, two double bedrooms, and a modern bathroom. Outside, there is ample parking to the front and an attractive rear garden with two outbuildings and a timber shed, providing excellent outdoor storage and space to enjoy.

### Entrance Hall

With part glazed Entrance door and stairs to 1st floor.

### Lounge

2.87m x 4.98m (9'5" x 16'4")

With feature fire place (currently capped off), TV and BT point, window to rear aspect and radiator.

### Kitchen

2.6m x 4.98m (8'6" x 16'4")

Having a range of base and eye level units with work surface over, sink with mixer and drainer, space for freestanding electric oven, space for fridge freezer, space and plumbing for washing machine, storage cupboard, tiled flooring, window to front aspect and radiator.



### Landing

With stairs taken from Entrance Hall and access to loft space.

### Bedroom One

2.87m x 4.98m (9'5" x 16'4")

With built in storage cupboard, window to rear aspect and radiator.

### Bedroom Two

2.58m x 3.97m (8'6" x 13'0")

With built in wardrobes, window to front aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath with electric shower over, hand wash basin, low level wc, window to rear aspect and radiator.

### Outside

The front of the property offers ample parking with a large gravel driveway with timber fence surround, further area laid to lawn with decorative borders, outside tap, side access to Entrance and rear garden. The rear garden offers two outbuilding, timber shed, mainly laid to lawn with decorative borders and shrubbery.

### Agents Note

Please note this property is of non standard construction.



### Agents Note

These are draft particulars awaiting vendor approval.

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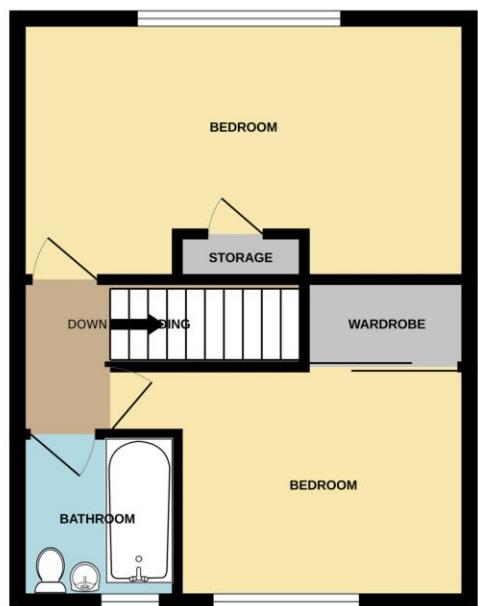
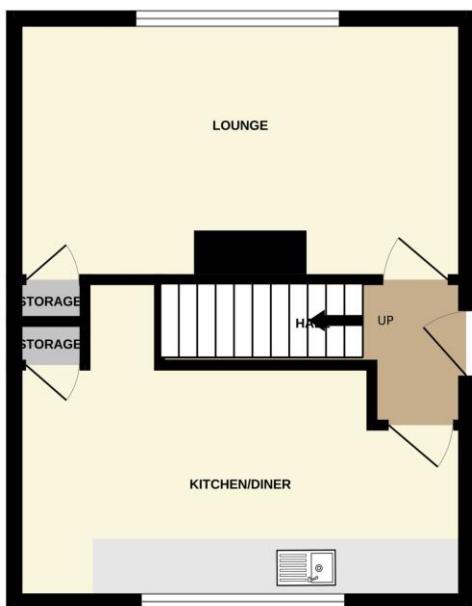
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## Floorplan

GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# NEWTON FALLOWELL

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