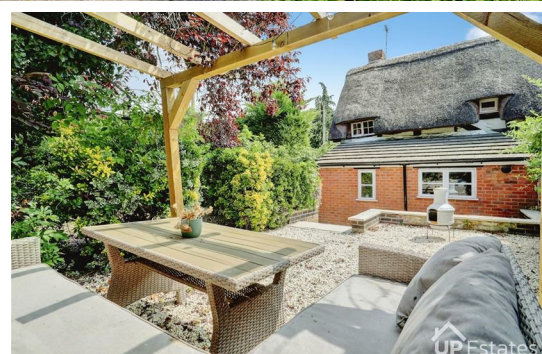




2 Bedroom Cottage
located on Green Lane, Church
Lawford
£315,000

UP Estates



NO UPWARD CHAIN | FULLY REFURBISHED
CHARMING COTTAGE | TWO BEDROOMS |
PARKING IN FRONT OF THE PROPERTY

Lovingly refurbished throughout this stunning, Grade II listed property must be viewed to fully appreciate the beauty of this stunning property. The property benefits from a refitted kitchen, new shower room, upgraded central heating and has beautiful exposed beams throughout.

In brief the property comprises; Entrance hallway, kitchen, lounge/ diner and shower room to the ground floor. To the first floor there are two bedrooms. Externally the property benefits from a private rear garden and parking directly opposite the cottage.

Located within the popular and sought after village of Church Lawford and situated a stones throw to open countryside and excellent local amenities. Call today to book your viewing.

£315,000

- Stunning refurbished Grade II listed cottage
- Beautifully presented throughout including exposed beams
- Open plan lounge and dining room
- Gas central heating throughout
- Refitted kitchen and shower room
- Quiet location next to open countryside
- Parking space directly opposite the property
- Sought-after village location with excellent local amenities





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

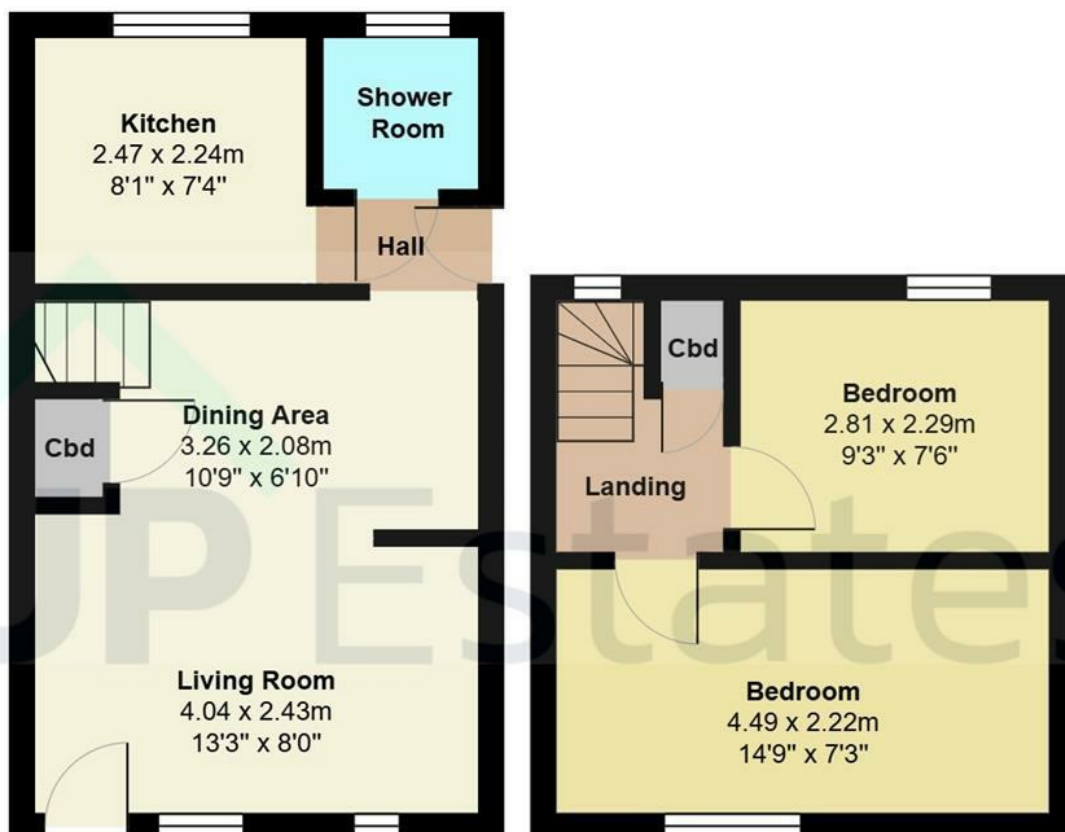
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Green Lane, Church Lawford





Total Area: 49.5 m² ... 533 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates