



- A natural stone cottage requiring general modernisation
- Roomy open plan lounge dining room, gas central heating
- Entrance hall to kitchen and handy ground floor cloakroom
- Garden room and or home office with doors to garden
- Two bedrooms and shower room on first floor, timber steps to loft room with views
- Approx. 120 foot south facing garden, close to Primary school



"A traditional natural stone cottage located within a ten-minute walk of the town centre, having a large, level sunny garden and close to the popular "Trinity" primary school.

The cottage requires general modernisation inside and out but will make for a lovely home. The accommodation comprises entrance hallway, cloakroom, kitchen, lounge dining room and home office space / conservatory. On the first floor are two bedrooms and a shower room. From the landing there is an interesting pull-out ladder leading to a loft room with dormer window with far reaching views.

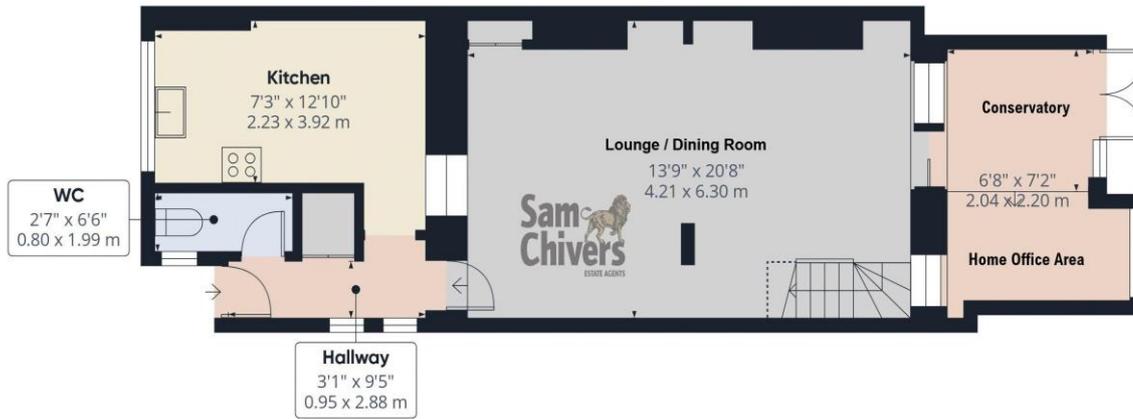
Gas central heating and double glazing.

Outside the roadway approach enjoys unrestricted parking and adjoins a childrens play park and community playing field. To the rear is a shared pedestrian pathway and a large level garden measuring approx. 120 feet in length and appreciating a southerly aspect.

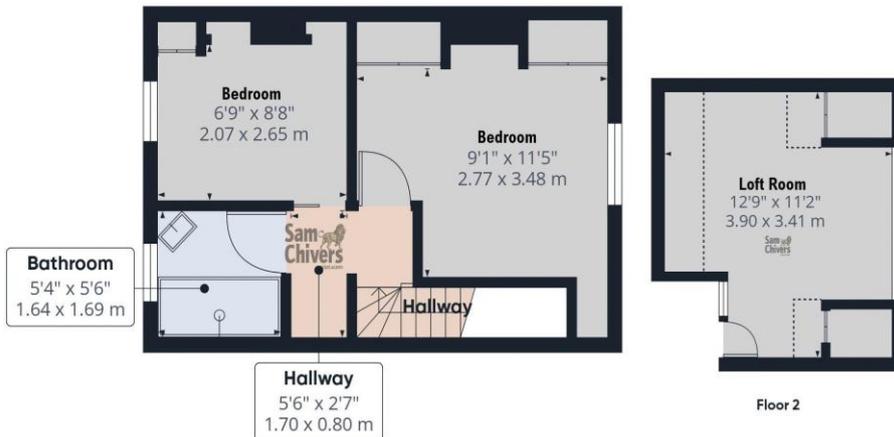
Offered for sale with vacant possession.

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





Floor 0



Floor 1



Floor 2

Approximate total area<sup>m</sup>  
912 ft<sup>2</sup>  
84.7 m<sup>2</sup>

Reduced headroom  
35 ft<sup>2</sup>  
3.3 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

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Sam Chivers Estate Agents can also provide 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.