



Bramble Cottage, High Street, Girton Newark NG23 7JA

welcome to

Bramble Cottage High Street, Girton Newark

DELIGHTFUL PERIOD COTTAGE Situated in the quiet village of Girton is this lovely, detached cottage, providing a beautiful home that has been tastefully refurbished whilst reflecting its original character. Additionally, there is a pony paddock to the rear of the property, viewing is highly advised!



Kitchen/Diner

Fitted with a range of wall and base units with work surfacing over, sink, two ovens, induction hob, extractor fan, integrated fridge freezer, plumbing for washing machine, underfloor heating, door to the rear, windows to the front, side and rear.

Lounge

Being entered via a front door with stairs rising to the first floor, window to the front, patio doors to the rear and underfloor heating.

Cloakroom/Utility

Fitted with a wash hand basin, WC, boiler and window to the rear.

First Floor Landing

Having a window to the front.

Bedroom One

There is a radiator and windows to the front and rear.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom Two

Having storage over the stairs, radiator and window to the rear. There is a door leading to the:

Jack 'n' Jill Bathroom

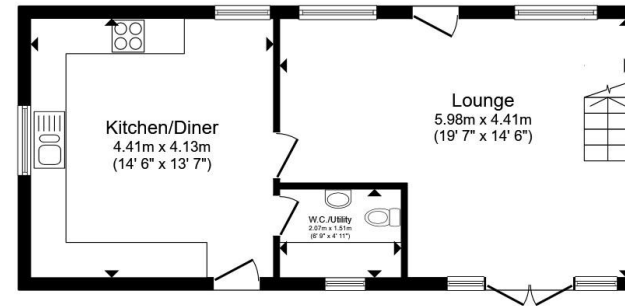
Fitted with a bath with shower over, wash hand basin, WC, heated towel rail, two radiators and window to the rear.

Rear Garden

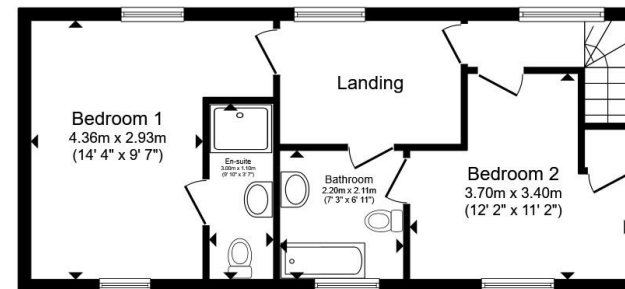
The beautifully private, generously sized rear garden is on approximately 0.4 acre and has a lawn and patio area.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.



Ground Floor



First Floor

Total floor area 90.0 m² (969 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



welcome to

Bramble Cottage High Street, Girton Newark

- DETACHED PERIOD COTTAGE
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- ENSUITE TO MASTER

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106665



Property Ref:
NWK106665 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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