



- End of terrace character cottage with log burner
- Interesting garden studio with heating
- Detached garage and workshop with power and lighting
- Enclosed sunny garden space and private parking
- Cottage has feature flag stone flooring and two decent sized double bedrooms
- Sunny south facing garden



"An interesting end of terrace character cottage with a garden studio, storage yard and large garage workshop".

The accommodation of the cottage comprises a lounge with feature log burner and flag stone flooring. The kitchen also has flag stone flooring and nice and light with window to side. To the rear is a utility room with plumbing for washing machine and door to garden. The bathroom has a shower over bath. On the first floor are two decent size double bedrooms.

Outside to front is a small yard area and to side access leading into the rear garden. Gas central heating and double glazing. The garden studio which is subservient to the main property provides an open plan area which could be used as a lounge with sink, a second room overlooking the garden which could be a bedroom and bathroom. Gas heating.

Further on it has a hard standing / yard ideal for storage however with clearance works could make for a sunny garden space if required. A large garden and workshop with power and lighting occupy the far end of the garden and there is parking to the front of this building.

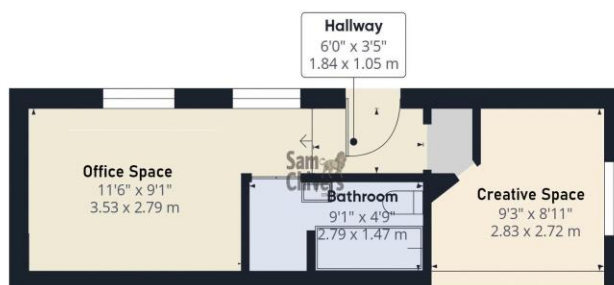
Tenure: Freehold. **Council Tax Band:** A.



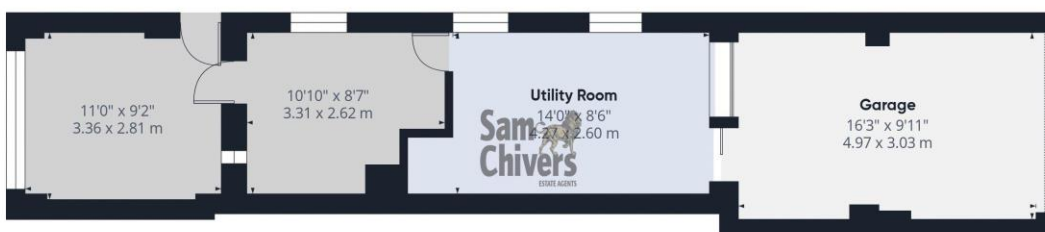


Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1321 ft²
122.7 m²

Reduced headroom

4 ft²
0.4 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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