



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Thames Cottage South End

£149,999

Roos, HU12 0HJ



A truly picturesque two bedroom mid-terrace cottage, set along a peaceful rural country lane and enjoying open field views to the front, this charming home perfectly captures the essence of countryside living.

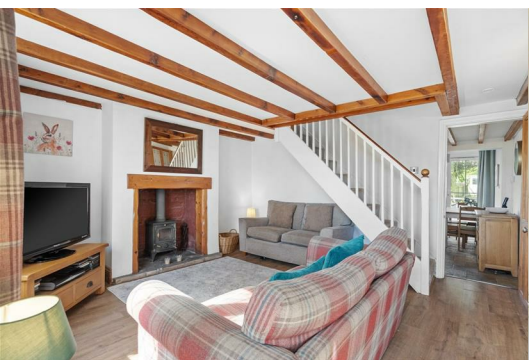
Full of character and kerb appeal, the property features traditional leaded wooden windows and a classic door canopy, while internally it continues to impress with exposed beam work and a wood burning stove, creating a warm and inviting atmosphere—ideal for cosy evenings.

The home has been extended to the rear to provide a well appointed kitchen diner, offering a sociable space with views out over the garden, perfectly suited to both everyday living and entertaining.

To the rear is a delightful west facing garden, enjoying the afternoon sun and providing a peaceful outdoor space, ideal for relaxing or alfresco dining.

With a good size double bedroom and a further single bedroom, this property would make an excellent holiday home, holiday let or rural retreat, particularly given its setting within a well regarded village close to the coast, with local amenities and traditional pubs nearby.

Offered with vacant possession and no chain involved, this is a rare opportunity to acquire a ready-to-enjoy character home in a sought after village setting.





Entering into the lounge, you are immediately greeted by a central fireplace housing a log burning stove, complemented by feature ceiling beams and a staircase rising to the first floor, creating a cosy and characterful living space. Leading through to the rear is a good size kitchen diner, fitted with cottage style units, including a built-in oven and hob. Stone tiled flooring runs throughout, and there is ample space for a dining table, making this a sociable heart of the home. French doors open out onto the rear garden, allowing natural light to flow in. The rear garden is of a good size and west facing, enjoying the afternoon sun. A paved patio area provides the perfect setting for outdoor dining, with a lawned section beyond and a useful shed for storage. (Please note there is a right of way across the garden for the neighbouring property.) To the first floor, the principal bedroom spans the full width of the property, with a window enjoying open field views to the front. The

second bedroom is a single room with a built-in cupboard, ideal as a guest room, nursery or home office. The bathroom completes the accommodation, fitted with a bath with shower over and tiled finishes

Lounge 13'1" x 12'9" (3.99m x 3.89m)

Kitchen/ Diner 15'2" x 13'1" (4.64m x 3.99m)

Bedroom 1 13'1" x 9'10" (3.99m x 3.01m)

Bedroom 2 7'10" x 7'2" (2.4m x 2.2m)

Bathroom 5'6" x 5'2" (1.7m x 1.6m)

Garden

AGENT NOTES

Parking: No off street parking.

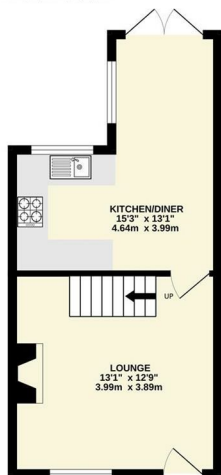
Heating & Hot Water: both are provided by a gas boiler

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

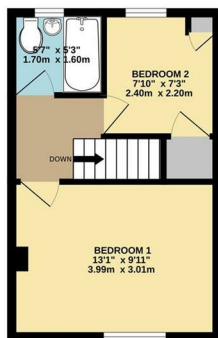
Council tax band B

The property is connected to mains gas and mains drainage.

GROUND FLOOR
314 sq ft. (29.1 sq m.) approx.



1ST FLOOR
269 sq ft. (25.0 sq m.) approx.

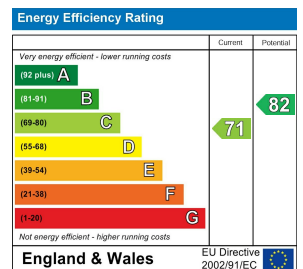


TOTAL FLOOR AREA: 583 sq ft. (54.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The actual layout and dimensions of the property may vary from those shown and no guarantee as to their accuracy or efficiency can be given.
Made with Blueprints 12/2023



Energy Efficiency Graph

Tenure:



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