



The Green, Waddingham



2



1



1

£175,000



Key Features

- NO UPWARD CHAIN
- VIEWS TO VILLAGE GREEN
- 2 DOUBLE BEDROOMS
- DESIGNATED PARKING
- COURTYARD GARNED TO REAR
- COUNCIL TAX BAND A
- EPC RATING C
- FREEHOLD





Situated in the heart of the sought after village of Waddingham, and enjoying views across the village green, Nightingale Cottage is a delightfully presented end terrace cottage with access to private parking at the rear. The warm welcome is reflected in the mellow brick work and each room is generous in its proportion and light. The forward facing lounge could accommodate a separate dining area if required although the oak style kitchen easily allows for more relaxed socialising. The 2 double bedrooms are served by a family bathroom with 3 piece suite in white. The inclusion of double glazed sash windows and gas heating keeps maintenance to a minimum and the brick paved courtyard is ideal for those warm summer evenings.

Offered with NO UPWARD CHAIN this really must be viewed.

VIRTUAL TOUR
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LOUNGE 5.31m x 3.61m (17'5" x 11'10")

A generous forward facing room with 2 windows overlooking the village green, radiator and coving.

DINING KITCHEN 4.42m x 2.59m (14'6" x 8'6")

A rear facing room catering for informal entertaining and appointed with a range of light oak style high and low units with contrasting worktops to include an inset sink with cupboards under, plumbing for an automatic washing machine, space for an upright fridge/freezer, radiator, extractor, electric cooker, spotlight and wall mounted gas boiler. A rear door leads to the courtyard.

LANDING

With window and access to the roof space.



BEDROOM 1 3.26m x 3.57m (10'8" x 11'8")

Enjoying views to the village green this double room includes a radiator and coving.

BEDROOM 2 4.44m x 2.63m (14'7" x 8'7")

A rear facing double room with radiator, coving and cupboard with radiator.

BATHROOM 2.08m x 2.22m (6'10" x 7'4")

This fully tiled room is appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer shower over, radiator and extractor fan.

OUTSIDE

There is a gated side access which leads to a brick laid courtyard. Beyond this there is a communal parking area with access off Stainton Avenue.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

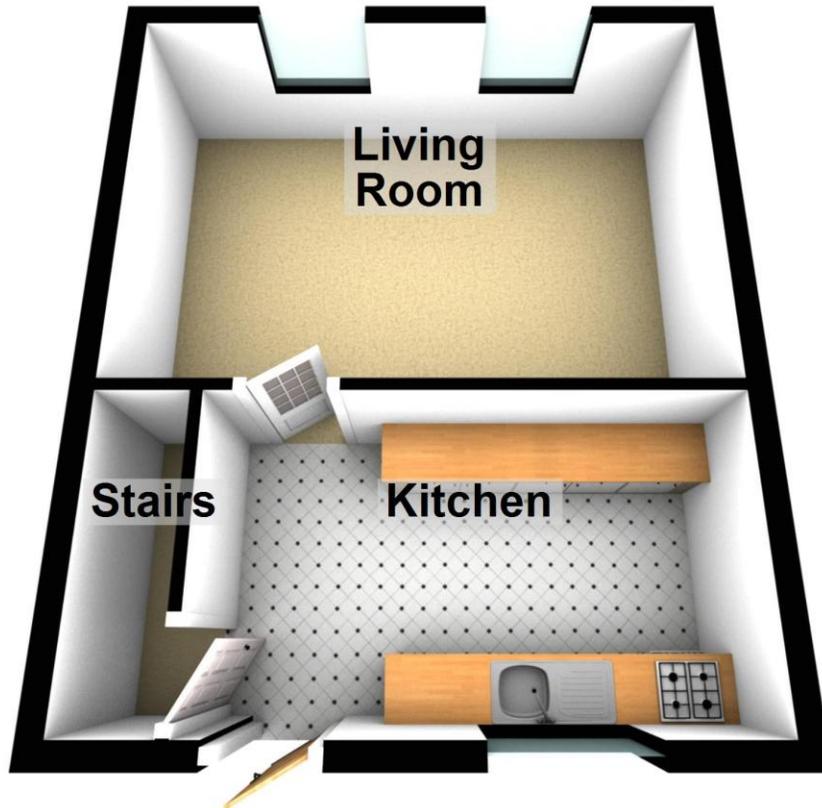
KEY FACTS FOR BUYERS

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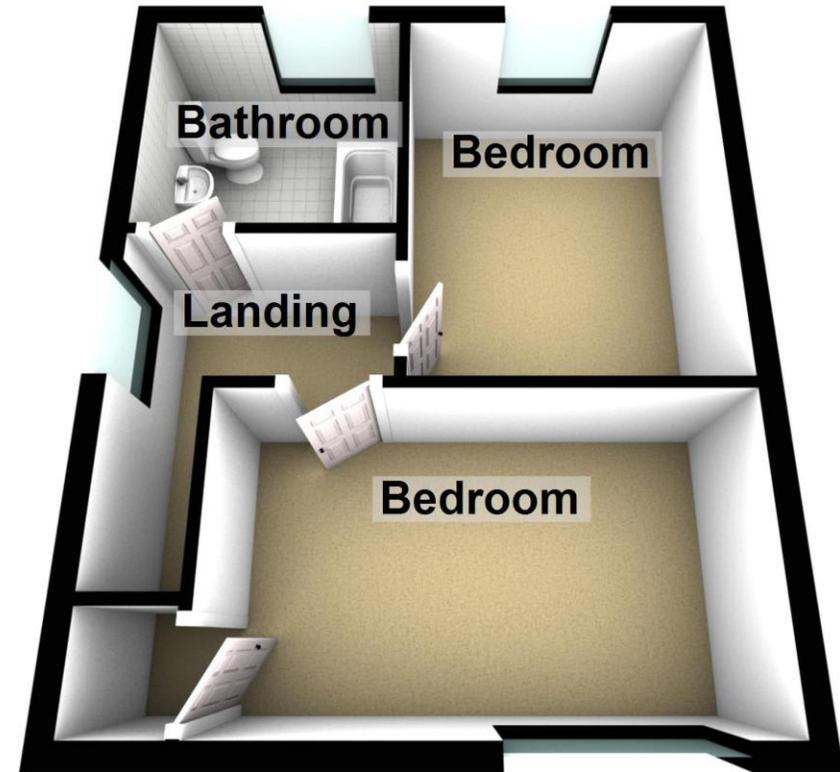
Ground Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



First Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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