



Market Hill, Rothwell NN14 6BW

- SEEKING BUY-TO-LET INVESTOR
- Two bedroom
- Excellent long standing tenant
- Town centre location
- Part of the prestigious Sovereign Heritage development
- Video of Walk through of gardens and residents parking available here

PRICE
£140,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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SEEKIGN BUY-TO-LET INVESTOR as with an excellent long standing tenant in place and fully compliant and Managed over many years by Agent at £650pcm - Two bedroom brick and stone built cottage offering well presented accommodation throughout. The Property forms part of the prestigious Sovereign Heritage development located within the heart of this historic market town. The Accommodation comprises Entrance Hall, Lounge/sitting room, Fitted Kitchen, Cellar, landing, Bath/Shower room and two bedrooms. Residence use only landscaped gardens and Parking space (bay no. to be confirmed)

Video of Walk through of gardens and residents parking available here

Freehold property with a Service and Insurance at c. £66.67p pcm

ENTRANCE HALL

Via timber panel door with glazed skylight, stair case raising to first floor landing. Double panelled radiator and panelled door to storage cupboard and further panelled doors to lounge / sitting room, kitchen / diner and stairway descending to cellar.

LOUNGE/SITTING ROOM

16'10" x 8'0" min (5.14m x 2.45m min)
Having window to front (market square), single panelled radiator under. Feature fire surround with tiled hearth and inset housing living flame style gas fire. Serving hatch to/from kitchen.

KITCHEN/DINING ROOM

13'4" x 9'11" min (4.08m x 3.03m min)
Offering a range of high and base level cupboard units, work surface areas with tiled surround. Single drainer sink unit with mixer tap. Built in four ring gas hob with extractor and oven. appliance space to include plumbing for automatic washing machine. Door to rear courtyard. Tiled floor.

LANDING

Having panel doors to two bedrooms and bathroom. Window to front and loft hatch.

BEDROOM ONE

12'9" x 11'5" max (3.90m x 3.5m max)
Having window overlooking courtyard and single panelled radiator.

BEDROOM TWO

9'3" x 10'1" (2.82m x 3.09m)
Having window onto market square and single panelled radiator.

BATHROOM

Tiled shower cubicle, panel bath, pedestal wash hand basin and close coupled Wc. Tiled floor and splash backs. Heated towel rail.

OUTSIDE AND PARKING

The property has communal use of extensive garden for residents of this Sovereign Heritage development. The property also includes allocated parking



call to view 01536 418100

