

Sinclair



Frances Cottage, Aqueduct Road, Coleorton

£115,000

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Coleorton

Offered with NO UPWARD CHAIN, this ONE OF A KIND and VIRTUALLY UNTOUCHED farm-workers cottage that was once part of the Beaumont Estate, comes to the market within one of Coleortons most sought after roads. With cash buyers in mind, this individual property, which, subject to planning, offers a host of potential for anyone with an appreciation for period homes. Early viewings come highly advised.

Council Tax band: A

Tenure: Freehold

- Lots of potential
- Sought after location
- Period Home
- Cash Buyers
- Potential For Extension, Subject to Planning



Reception Room

10' 8" x 16' 0" (3.25m x 4.88m)

Entered via a timber front door and comprising quarry tiled flooring, stairs rising to the first floor with access to understairs storage and enjoying a range of timber beams, timber framed single glazed multi pane windows to rear and side elevations and benefiting from a cast iron feature stove (not in use).

Bedroom

10' 8" x 16' 0" (3.25m x 4.88m)

Having a pitched ceiling with timber beams and a timber framed single glazed multi pane window to side.

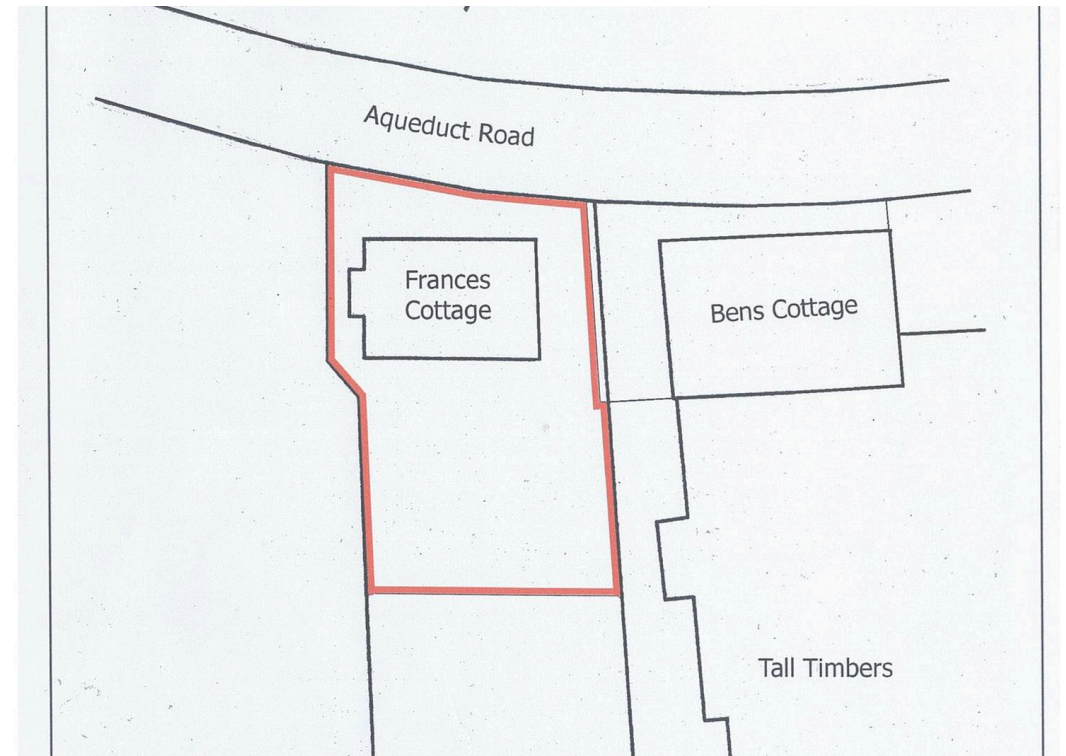
Note To Buyers

Potential of extension, subject to planning permission. Planning permission for a single storey extension, new roof and additional windows was granted in November 2009. This would provide a kitchen and bathroom. Building regulations approval was gained in August 2012, fees paid and work commenced in October of that year. A deep concrete foundation was laid, inspected and council records marked as 'plot status: building work started'. No further work has been carried out since.

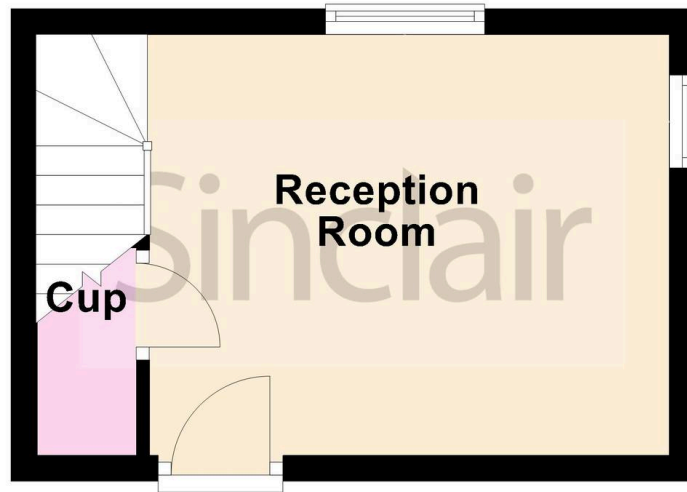
Garden

Having a grass verge to front with paving accessing the rear portion of the garden, which comprises a lawn and partially dug out footings for a potential extension (subject to planning)





Ground Floor



First Floor





Sinclair Estate Agents

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