





**Offered for sale with NO UPPER CHAIN, this spacious TWO-BEDROOM PERIOD COTTAGE is set in a highly sought-after location close to the VIBRANT CITY CENTRE and mainline railway station, enjoying an enviable position backing onto the Watercress Nature Reserve.**

**Offers Over: £525,000 Freehold**

The property offers approximately 800 sq. ft. of accommodation arranged over two levels, comprising a living room, dining room, and kitchen. On the first floor there are two bedrooms, a family bathroom, and access to the loft space. Externally, the home enjoys a good-sized rear garden with a desirable westerly aspect. In our opinion, this fantastic cottage presents an excellent opportunity for a buyer to extend and refurbish, creating a charming family home in a sought-after location.

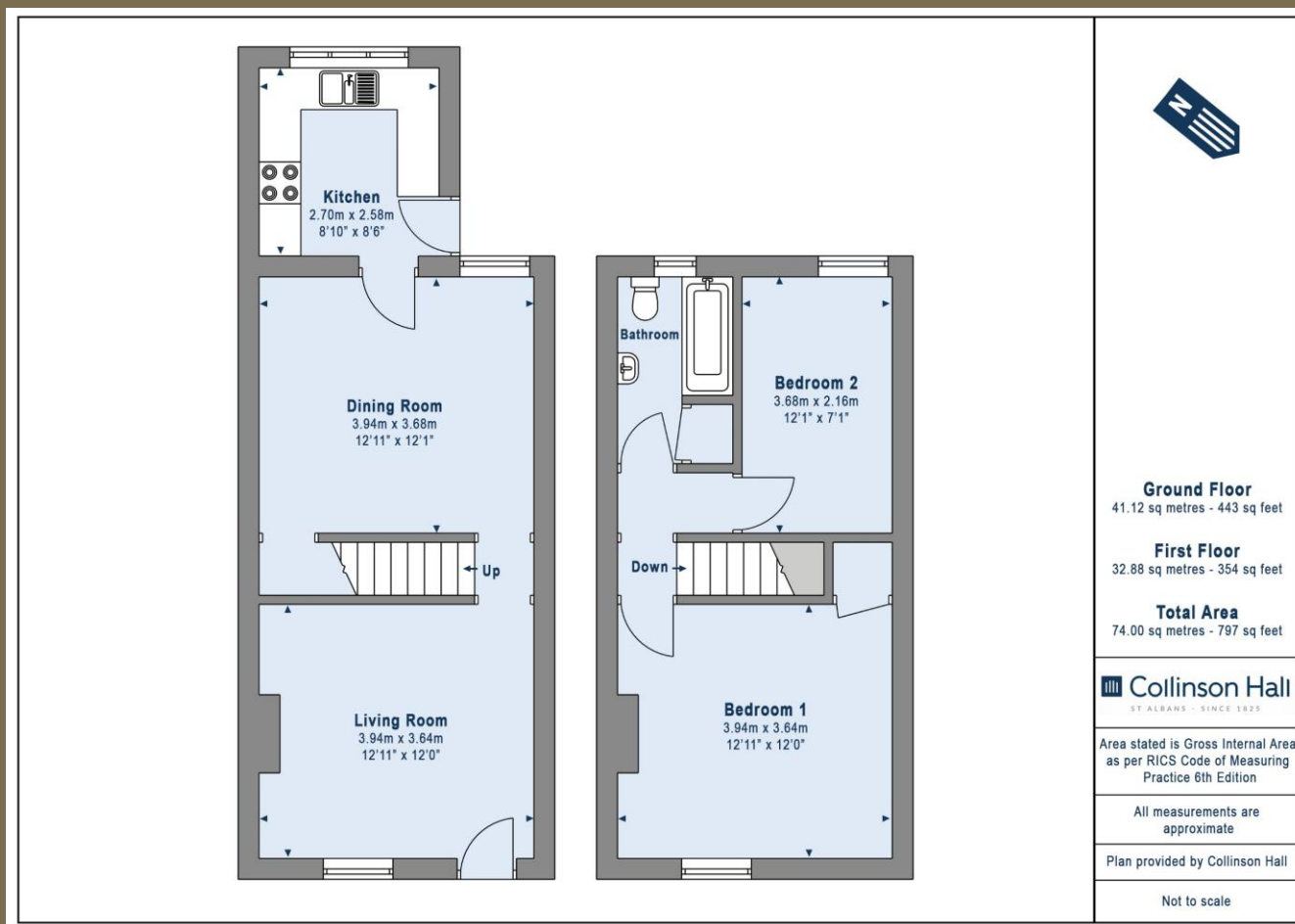
EPC Rating: E 49  
Council Tax Band: D











#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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