





Situated on a **QUIET NO-THROUGH ROAD** in the ever-popular **FLEETVILLE AREA**, this beautifully presented **TWO-BEDROOM PERIOD** cottage offers versatile accommodation over two floors. **STYLISHLY FINISHED THROUGHOUT**, the property is ideally located close to excellent amenities and well-regarded schools and is within **WALKING DISTANCE** of the mainline railway station.

Guide Price: £525,000

This delightful home beautifully blends charm and character with a practical two-storey layout, highlighted by attractive fireplaces that enhance its period appeal. The ground floor features a welcoming living room, a separate dining room ideal for entertaining or relaxed family meals, and a well-appointed kitchen with direct access to the private, neatly maintained garden. Upstairs, two well-proportioned bedrooms are complemented by a modern family bathroom.

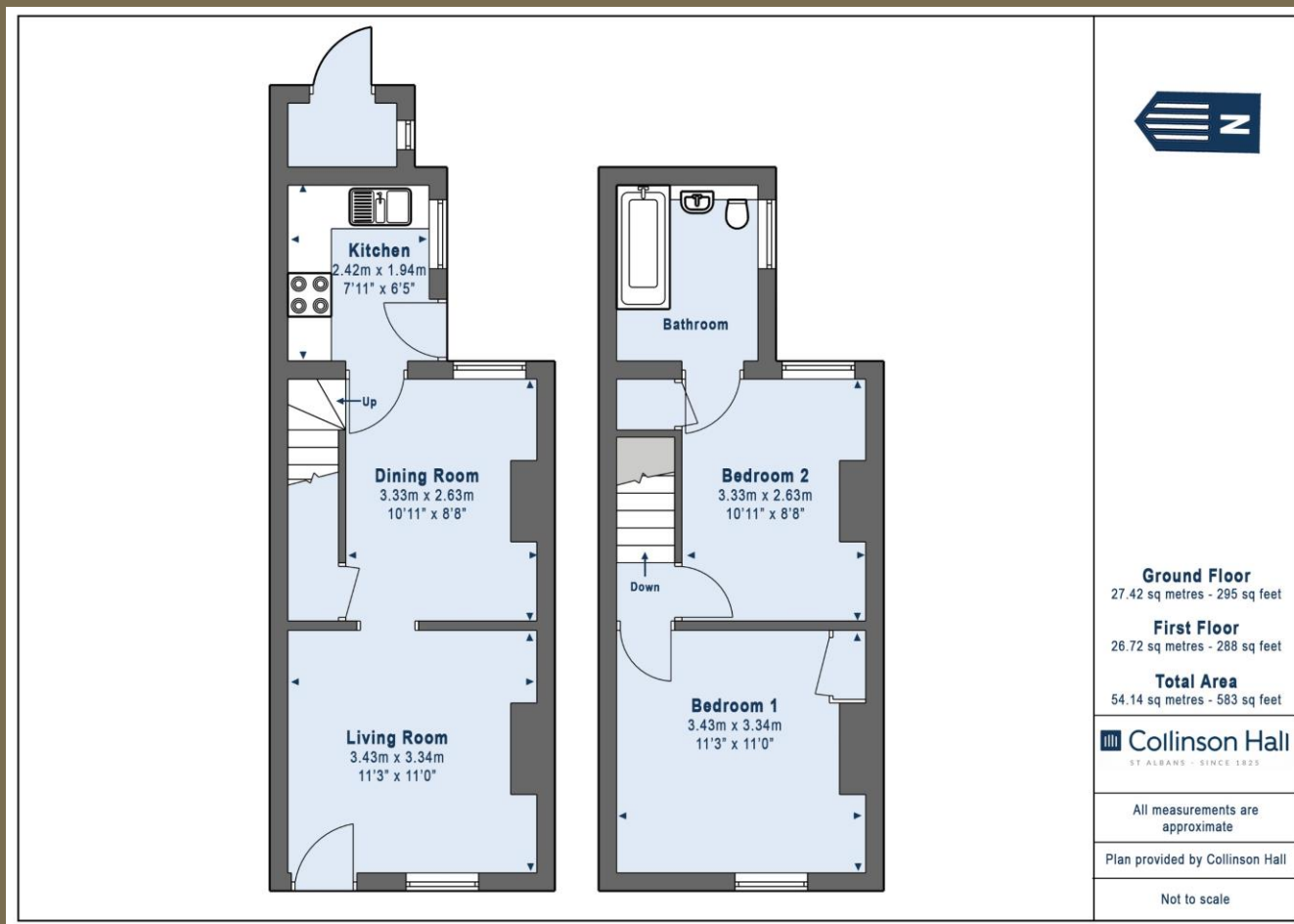
Retaining all the warmth and appeal of a traditional cottage while offering comfortable contemporary living, this property is perfectly suited to professionals, couples, or small families seeking a home of character in a highly desirable location.

Council Tax: Band D
EPC Rating: 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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