





Situated within the **SOPWELL CONSERVATION AREA**, with a short stroll to the city centre, is this **CHAIN FREE** two bedroom end of terrace **CHARACTER** cottage, with a lovely **LAWNED PRIVATE GARDEN**.

Asking Price: £485,000

On the ground floor, we find two spacious reception rooms and a bright and airy fitted kitchen. There are two fantastic double bedrooms and a lovely bathroom with a three piece bathroom suite on the first floor. Outside, you will find the lovely rear lawned garden, which is private and enclosed and to the front, there is access to the street and permit parking. This charming property does require some updating but once completed, will make an absolutely fabulous home.

Sopwell Lane is located within walking distance of the thameslink station and just a short stroll to the vibrant city centre, with its abundance of pubs, eateries, shopping, independent cinema, and the beautiful scenery of Verulamium Park and Westminster Lodge leisure centre.





Entrance

Living Room 3.67m x 3.56m (12' x 11'8").

Dining Room 3.67m x 3.39m (12' x 11'1").

Kitchen 3.09m x 1.67m (10'2" x 5'6").

Bedroom 1 3.51m x 2.18m (11'6" x 7'2").

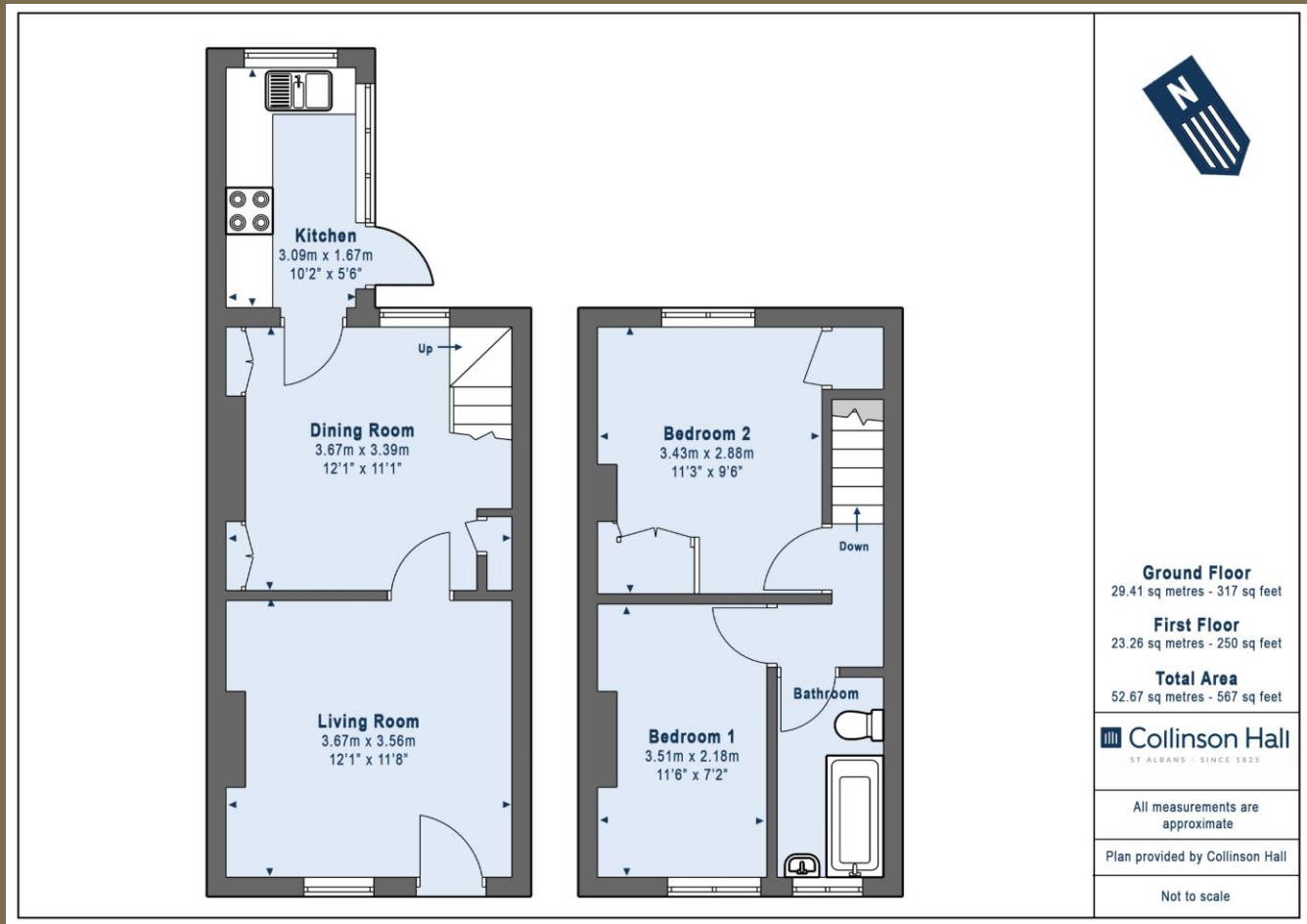
Bedroom 2 3.43m x 2.88m (11'3" x 9'5").

Bathroom

Garden







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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