





This beautifully presented **TWO BEDROOM PERIOD COTTAGE** situated on a popular road close to **EXCELLENT AMENITIES** and a **SHORT WALK** to the mainline railway **STATION**.

Asking Price: £575,000

The property benefits from bright and well-proportioned accommodation arranged over two levels, comprising a sitting room with double glazed sash windows with bespoke shutters and a feature gas fireplace, dining room with brick feature fireplace and wide, modern galley kitchen. Solid oak wood flooring flows through both reception rooms. There is a stylish, fully tiled four-piece bathroom suite with modern fixtures and fittings including an oval bath and separate shower unit that completes the ground floor. To the first floor, there are two double bedrooms with bedroom one having fitted shutters and original cast iron fireplace, and bedroom two benefiting from a fitted double wardrobe and built in cupboard.

Externally, this wonderful home has a shared side access, and a southwest facing enclosed garden that has a paved patio and lawn area as well as a useful anti-break in shed. To the rear of the garden is a purpose-built home office with upvc double doors, power and dual ethernet underground cables for ultra-fast broadband making a fantastic addition to this home.

EPC Rating: TBC

Council Tax Band: D





Entrance

Living Room 3.66m x 3.37m (12' x 11'1").

Dining Room 3.66m x 3.31m (12' x 10'10").

Kitchen 3.15m x 2.31m (10'4" x 7'7").

Utility Area

Bathroom

Bedroom 1 3.66m x 3.37m (12' x 11'1").

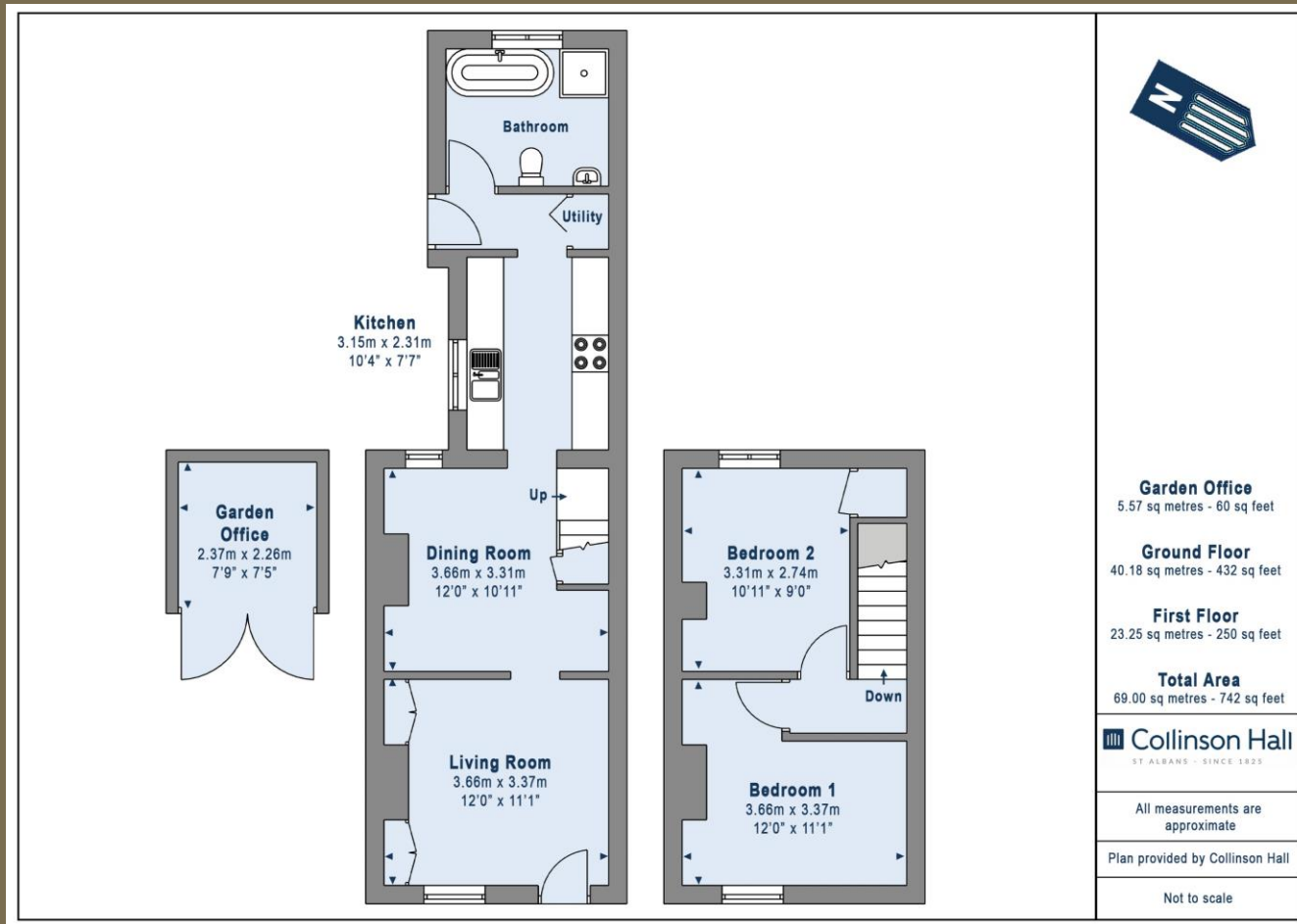
Bedroom 2 3.31m x 2.74m (10'10" x 9').

Garden

Garden Office 2.37m x 2.26m (7'9" x 7'5").







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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