



1, Gardiners Lane

Ashwell,
Hertfordshire, SG7 5NZ
OIEO £250,000

country
properties

Two bedroom Grade II listed character cottage with private roof garden and lovely views over Ashwell Church and Community Cottage garden. The property is located in this sort after village of Ashwell within a minute stroll of pubs, village store, bakers, butchers, doctors surgery and church. 5 minute drive of Ashwell/Mordens Station. The property is offered with no upward chain. EPC exempt.

- Lounge with feature fireplace
- 13ft kitchen / diner
- 2 double bedrooms
- Gas central heating
- First floor shower / wet room
- Secluded balcony roof garden
- No chain
- Grade II listed
- Council Tax Band - D

Ground Floor

Lounge

14'6" x 11'3" (4.24m x 4.50m).
Feature open fireplace with tiled hearth. Built-in cupboards to either side of chimney breast. Open stairs to first floor. Window to front aspect. Radiator. Ceiling beams. Opening to:

Kitchen / Diner

13' 6" x 6' (4.19m x 1.85m).
Base units with solid wood work surfaces and inset single drainer sink with mixer tap. Wall mounted gas central heating boiler. Space for a washing machine, tumble dryer, dishwasher, fridge/freezer and cooker. Tiled floor. Radiator. Window to side aspect.

First Floor

Landing

Exposed floorboards. Access to loft. Doors to both bedrooms and shower room. Door to balcony garden.

Bedroom One

10'9" x 9'6" (3.38m x 3.30m).
Overstair storage cupboard. Radiator. Window to front aspect. Exposed floorboards.



Bedroom Two

9' x 7' 9" (2.74m x 2.39m).

Window to front aspect. Exposed floorboards.

Bathroom

5' 7" x 5' 8" (1.78m x 1.75m).

Window to rear aspect. Wash hand basin. WC. Radiator. Walk in shower with screen. Extensive ceramic tiling.

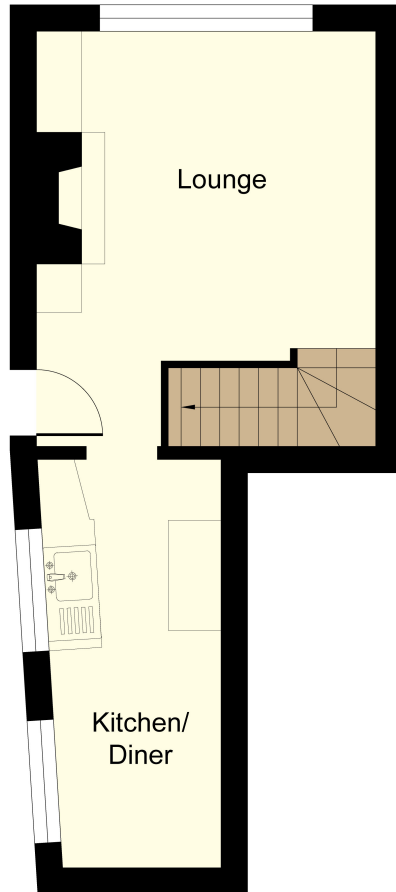
Outside

Balcony Roof Garden

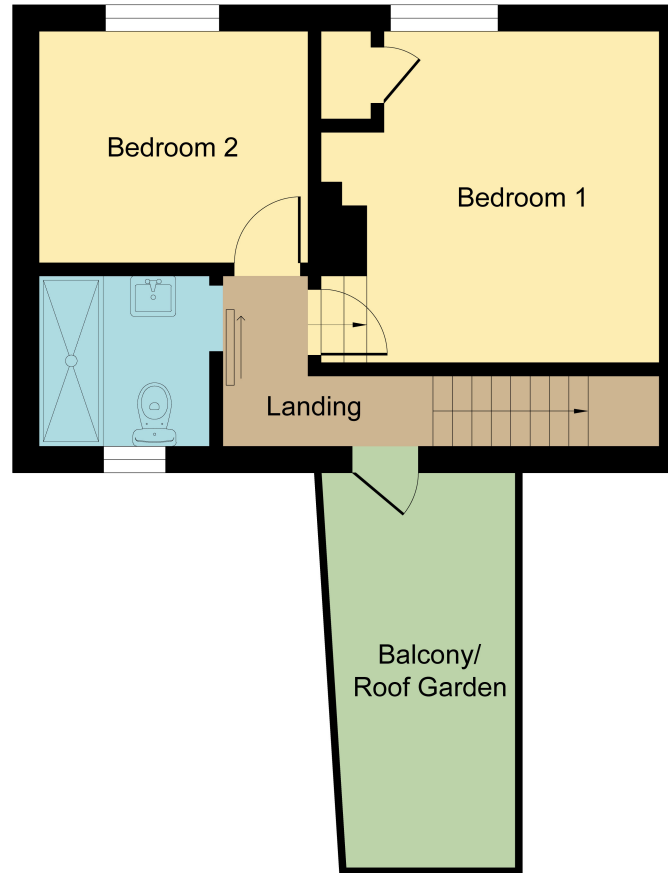
Tiled balcony enclosed by fencing.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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