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- EPC Rating Is E
- Two Bedrooms
- Integral Garage/Workshop
- Popular Village Location Of Laycock/NO CHAIN

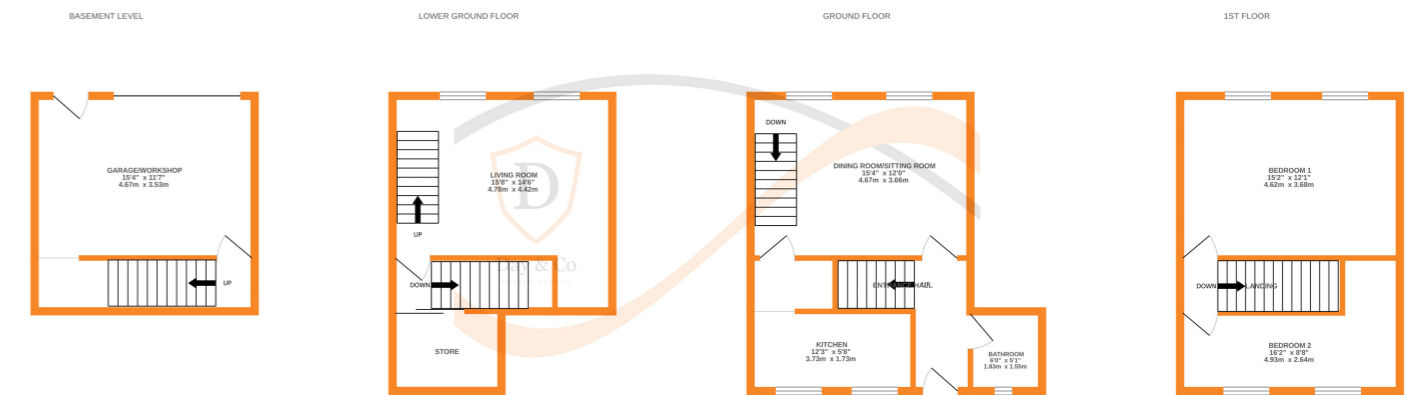
- Deceptively Spacious Character Terrace
- Accommodation Over 4 Floors
- Generous Size Rear Gardens & Fabulous Views

## SUMMARY

**\*\*A DECEPTIVELY SPACIOUS 2 BEDROOM CHARACTER TERRACE, POPULAR VILLAGE LOCATION OF LAYCOCK WITH FABULOUS VIEWS TO THE REAR!!\*\*** Having 2 reception rooms, integral garage/workshop, generous size gardens - EPC rating is E.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this deceptively spacious two bedroom character cottage situated in the popular village location of Laycock with fabulous countryside views to the rear. The four storey accommodation comprises of an entrance hall, the bathroom is on this level along with dining room/sitting room having two double glazed windows to the rear enjoying fabulous views. The kitchen is on this level having a range of base and wall mounted units, sink with mixer tap, Range style cooker and two double glazed windows to the front. To the lower ground floor is the living room with multi-fuel burning stove in feature fireplace, character stonework to the walls, 2 double glazed windows enjoying views to the rear. Stone steps lead down to the basement level giving access to a useful store, and there is an integral garage/workshop on this level with access to the rear. To the first floor there are two double bedrooms. externally a generous size garden is situated adjacent to the property at the rear and has a pleasant patio, lawn with shrubs, and is enclosed by a fence. The garden enjoys the fabulous countryside outlook. EPC rating is E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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