

We are pleased to offer this 2 bedroom terraced cottage to market the at a guide price of £300,000. Situated in the peaceful village of Litlington, this well presented home comprises of lounge, kitchen, two bedrooms and a private garden to the rear.

- Characterful home
- Two bedrooms
- Well presented throughout
- Village location
- Garage en-bloc
- Off road parking
- Council Tax band C
- EPC rating E

Accommodation

Entrance Hallway

Upvc front door into entrance.
Cupboard housing fuse box and
electric meter. Tiled floor. Wooden
skirting. Wooden door into:-

Lounge

15' 3" narrowing to 12' 5" x 11' 3" narrowing to 9' 9" (4.65m x 3.43m)
Upvc double glazed window to front. 2 radiators. Log burner.
Wooden flooring. Wooden skirting.
Half wooden door into:-

Kitchen

17' 0" x 5' 6" (5.18m x 1.68m)
Wall and base units with work
surfaces over. Stainless steel sink
and drainer. Space for
fridge/freezer and washing
machine. Oven to be fitted.
Extractor fan. Tiled splash backs.
Radiator. Tiled flooring. Upvc
double glazed window to rear.
Door to rear garden. Wooden
skirting boards. Wooden door to:-

Inner Lobby

Radiator. Wooden flooring.
Thermostat control. Stairs to first floor. Wooden skirting boards.
Wooden door into:-

WC

Vinyl flooring. Wall mounted towel heater. Cupboard housing water tank and shelf. Wall mounted sink. WC. Water meter.







First Floor

Landing

Wooden flooring. Loft hatch.
Radiator. Wooden skirting boards.
Wooden door into:-

Bedroom One

11' 0" narrowing to 8' 4" x 10' 3" narrowing to 8' 4" (3.35m x 3.12m) Upvc double glazed window to front. Radiator. Wooden flooring. Wooden skirting boards.

En-suite

Shower cubicle with mixer bar.
Radiator. Wooden flooring. Wash
hand basin. Low level WC. Wooden
skirting boards. Upvc double
glazed window to front.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)
Wooden door into. Upvc double
glazed window to rear. Radiator.
Wooden skirting boards. Carpet to
be laid. Wooden door into:-

Bathroom

Upvc double glazed window to rear. Wall mounted towel heater. Low level WC. Wash hand basin. Bath.

External

Rear Garden

Gate to bottom of garden. Patio as you step out. Decking. Outside light.

Garage

En-bloc. Up and over door. I parking space.

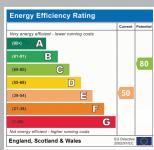












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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