

**2 Bedroom(s), Semi-Detached House, Freehold**

**Farm Cottage, Main Street, Old Cantley.**



- 3D Virtual Tour Available
- Charming Semi Detached Home with Lots of Character
- Cosy Lounge with Wooden Beams
- Dining Room
- Rear Enclosed Courtyard

- No Chain
- Modern Kitchen
- Two Double bedrooms
- Family Bathroom
- Sought After Location In Old Cantley

**Offers Over  
£179,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

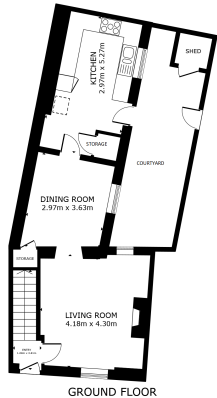


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This beautiful cottage is a home rather than a house. It has that perfectly homely feel about it even before you personalise it and make it your own. It's really spacious, with a lovely open plan feel to the living room and dining room space as well as a fantastic size kitchen. Storage isn't an issue with two good size cupboards downstairs and a loft with access upstairs. Both double bedrooms are a great size too, fitting a king size bed comfortably in the front bedroom! The courtyard has access from the beautiful barn style door from the kitchen and gets fantastic sunlight. It's a stunning cottage with original features such as its wooden beams in the living room. Old Cantley has been a great area to live in, it's a quirky little village that feels out of town but with easy access to everything you need and some lovely walks too.

## Ground Floor

### Floor Plan



GROUND FLOOR  
GROSS INTERNAL AREA  
GROUND FLOOR: 26.84 sq.m. FLOOR 1: 33.8 sq.m.  
EXCLUDED AREAS: PATIO 17.6 sq.m. SHED 1.3 sq.m.  
TOTAL: 64.6 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Dining Room



## First Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR: 26.84 sq.m. FLOOR 1: 33.8 sq.m.  
EXCLUDED AREAS: PATIO 17.6 sq.m. SHED 1.3 sq.m.  
TOTAL: 64.6 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Kitchen



## Lounge



## Bedroom







**Bedroom**



**Bathroom**



**External**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £570

Average Annual Gas Bills - £910

Average Annual Water Bills - £325

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)  
Approximate Heating System Installation Date -  
Water Heating System - Gas combi boiler  
Approximate Water Heating Installation Date -  
Boiler Location - Kitchen  
Approximate Electrical System Installation Date -  
Approximate Electrical System Test Date -  
Fires/Heaters -  
Permanent Loft Ladder - No  
Loft Insulation - Yes  
Loft Boarded out - Partially  
Are you aware of any building defects, safety issues or hazards at the property? - No  
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No  
Are you aware of any known risk to flooding at the property? - No  
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No  
Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 