

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

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



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

- No Chain
- Modern Kitchen
- Dining Room
- Family Bathroom
- Sought After Location In Old Cantley

**£189,000**

**Reduced**

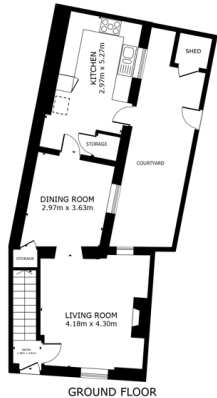
*Book your viewing today* Tel: 01302 247754

## 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: 92.8 sq.m., FLOOR 1: 33.8 sq.m.  
EXCLUDED AREAS: BATHO: 17.6 sq.m., SHED: 1.5 sq.m.  
TOTAL: 84.6 sq.m.



## Dining Room



## First Floor

### Floor Plan



FLOOR 1  
GROSS INTERNAL AREA  
GROUND FLOOR: 92.8 sq.m., FLOOR 1: 33.8 sq.m.  
EXCLUDED AREAS: BATHO: 17.6 sq.m., SHED: 1.5 sq.m.  
TOTAL: 84.6 sq.m.



## 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

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



# We make it happen.

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## 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 