



# 16, Swan Street

Ashwell,

Hertfordshire, SG7 5NY

Freehold - Guide Price £360,000

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A beautifully presented, quaint and characterful 1 / 2 bed Grade 2 listed cottage in central village location! This charming cottage is located in the centre of Ashwell with views to the church and offers versatile accommodation and a wealth of character features throughout. The accommodation is arranged over 3 floors with an office / bed 2 on the ground floor and generous double master bedroom and bathroom on the 2nd. Externally the property offers a garage to the rear, large front garden and very attractive front and rear patio seating areas.

- Beautifully presented throughout
- A wealth of charm & character features
- Set over 3 floors
- Central village location
- Views of the church
- Garage to rear
- Front & rear patio areas
- Council Tax Band C
- EPC Rating D

## Ground Floor

Half glazed front door to:-

### Entrance Hall

Under stairs storage cupboard, further storage cupboard housing consumer unit, parquet flooring, stairs to first floor, doors to:-

### Office/Bedroom 2

14' 7" x 8' 1" (4.45m x 2.46m)  
Dual aspect window to front & rear. Parquet flooring, radiator, wall mounted boiler, brick fireplace with shelving and complimentary lighting.

### Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)  
Range of base and wall mounted units with work surface. Butler sink with mixer tap, tiled floor, integrated dishwasher and fridge. Space for free standing cooker, window to rear aspect, door to rear garden.

## First Floor

### Lounge/Dining Room

18' 1" x 14' 9" (5.51m x 4.50m)  
Open plan lounge/dining space with 2 dual aspect windows to front and rear. Radiator x 2, feature fireplace housing wood burner.

## Second Floor

### Landing/Study Area

Window to front aspect, stripped pine floorboards, doors to:-

### Master Bedroom

12' 3" x 8' 7" (3.73m x 2.62m)  
Range of built in wardrobes, ceiling spotlights, dual aspect windows to front & rear, stripped pine floorboards.



## Bathroom

Frosted window to rear aspect, W.C, wash hand basin, panel bath with screen & shower attachment over, tiled floor, inset ceiling spotlights, airing cupboard, loft hatch.

## External

### Front Garden

Large area laid to lawn, leading to private patio space enclosed by shrubs

### Rear Garden

Courtyard garden with paved patio, mature shrubs & plants, offset shed used for storage also housing washing machine, tumble dryer and freezer, power & light.

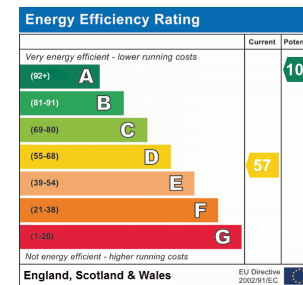
### Garage

En bloc to rear with up and over door, light & power.

### Agents Notes

There is a flying freehold attached to this property.





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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