



6 Barn Close, Werrington PE4 6LB

£230,000



*** OVER 60'S COTTAGE IN THE HEART OF WERRINGTON VILLAGE *** With views of the Church and located down a gravelled drive, is this beautiful two bedroom cottage. The property is on an over 60's development, has a private garden to the front and communal gardens to the rear. There is also communal parking. The cottage itself comprises of an entrance hall, spacious kitchen/diner, living room, downstairs WC, 2 double bedrooms, upstairs WC and shower room. The property is also sold with no onward chain. EPC Energy Rating - D/ Council Tax Band -C ''.

ENTRANCE

Door to front, understairs cupboard, radiator and stairs to first floor.

KITCHEN / DINER

11' 8" x 16' 8"(max) (3.56m x 5.08m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, plumbing for a washing machine, integrated oven, gas hob, space for a dishwasher, space for a fridge/ freezer, cupboard with boiler enclosed and radiator. Window to front, window to rear.

LIVING

11' 8"(max) x 16' 0" (3.56m x 4.88m) (approx) Window to front, window to rear and two radiators.

CLOAKROOM

(L - Shape) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail. Window to rear.

FIRST FLOOR LANDING

Window to rear, window to front and radiator.

BEDROOM 1

11' 9" x 16' 0" (3.58m x 4.88m) (approx) Window to front, window to rear, built in wardrobes and two radiators.

BEDROOM 2

10' 0" x 11' 8" (3.05m x 3.56m) (approx) Window to front and radiator.

SHOWER ROOM

5' 4" x 6' 9" (1.63m x 2.06m) (approx) Fitted with a two piece suite comprising shower, wash hand basin and heated towel rail. Window to rear.

WC

2' 3" x 4' 5" (0.69m x 1.35m) (approx) Fitted with a low level W/C and heated towel rail. Window to rear.

OUTSIDE

Communal grounds.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

- Tenure Type: Leasehold
- Lease Term: 999 Years granted on 24/06/1986
- Qualifying Age: Retirement age.
- Service Charge: £226.85 pcm*

The service charge is annually reviewed in April
We have been advised over 60 years whether retired or not.

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplus.

