



GROUND FLOOR

1ST FLOOR

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Viewing by appointment only

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This two bedroom Victorian terraced cottage is in need of refurbishment and updating. Situated within a small hamlet with panoramic views overlooking the open countryside. To be sold with no upper chain!

## Ground Floor

### Lounge

12' 0" x 11' 2" (3.66m x 3.40m) Entrance door to front, window to front, radiator, laminate flooring, ceiling beams, brick feature fireplace with log burner (to be negotiated).

### Kitchen

12' 1" x 8' 10" (3.68m x 2.69m) Work surfaces, single

drainer sink, plumbing for washing machine, area for cooker, wall mounted oil boiler, ceiling beams, tiled flooring, window to rear, radiator, stairs rising to first floor, exposed brick work.

### Inner Lobby

Tiled flooring, window and stable door to rear.

### Bathroom

Corner bath tub, low level WC, wash hand basin,



window to rear.

## First Floor

### Bedroom One

11' 2" x 11' 0" (3.40m x 3.35m) Window to front, radiator, stripped pine flooring, brick feature fireplace, hot water immersion tank, ceiling beams.

### Bedroom Two

Open plan inc. stairs 12' 2" x 9' 0" (3.71m x 2.74m) Stairs from ground floor, laminate flooring, window to rear overlooking countryside,

radiator, access to loft.

## Outside

### Front Garden

Shingle area with shrubs and flower borders, water feature.

### Rear Garden

Shingle area with shrubs and flower borders, log store area and brand new oil tank, brand new shed, area for bins, outside lighting.

