





Offered to the market with no onward chain and vacant possession, this charming three-bedroom cottage presents an exciting opportunity for purchasers seeking a property with significant potential. Requiring a programme of modernisation throughout, the home retains a wealth of character and offers excellent scope for improvement and personalisation.

The accommodation briefly comprises a welcoming lounge with a feature log-burning fireplace, fitted kitchen, utility room, ground-floor bathroom, two first-floor bedrooms and a further third bedroom to the second floor. Outside, the property benefits from an allocated off-road parking space located opposite the home, subject to a nominal annual peppercorn payment of £1 to JCB.

To the rear, a shared-access patio area leads to a delightful tree-lined pathway and a detached offset garden, enjoying a mature outlook with an attractive range of established shrubs and trees. Combining character, outdoor space and future potential, this is a rare opportunity to create a wonderful home in a sought-after setting.



ABODE
SALES & LETTINGS

Lounge

A cosy and inviting reception room featuring a uPVC double-glazed window to the front elevation and a charming log-burning fireplace with decorative surround, creating an attractive focal point.

Kitchen

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Fitted with a glazed window to the rear elevation, the kitchen offers a range of matching wall and base units with roll-edge work surfaces and complementary tiled floor and wall coverings. An internal staircase rises to the first-floor landing, with a useful understairs storage area.

Utility

Having a uPVC double-glazed window to the rear elevation and a uPVC double-glazed frosted rear entrance door. The room benefits from quarry-tiled flooring throughout and provides space and plumbing for freestanding white goods. A smoke alarm is fitted, and an internal door leads through to the bathroom.

Bathroom

Fitted with a uPVC double-glazed frosted window to the rear elevation and a three-piece suite comprising a low-level WC, panelled bath and wash hand basin. Complementary tiling is provided to both the walls and floor.

Landing

With a uPVC double-glazed window to the rear elevation, smoke alarm and internal doors leading to the bedrooms. A staircase rises to the second floor.



Bedroom One

A well-proportioned double bedroom with a uPVC double-glazed window to the front elevation, exposed ceiling beams and a built-in double wardrobe housing the hot water cylinder, with additional shelving for storage.

Bedroom Two

Featuring a uPVC double-glazed window to the rear elevation.

Second Floor Landing

With an internal door leading to:







Bedroom Three

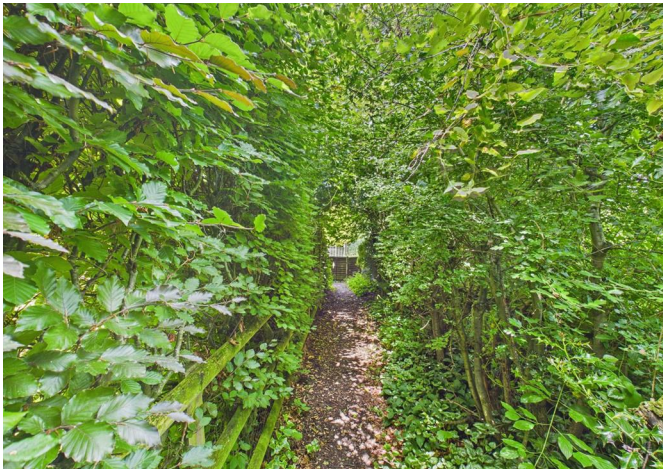
A versatile third bedroom with a uPVC double-glazed window to the front elevation.

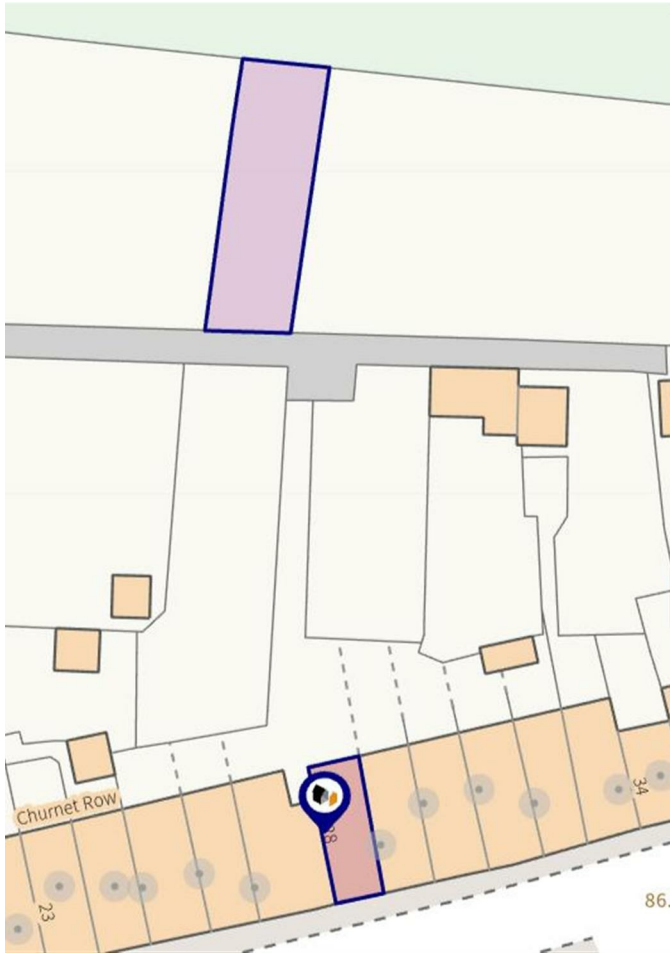
Parking

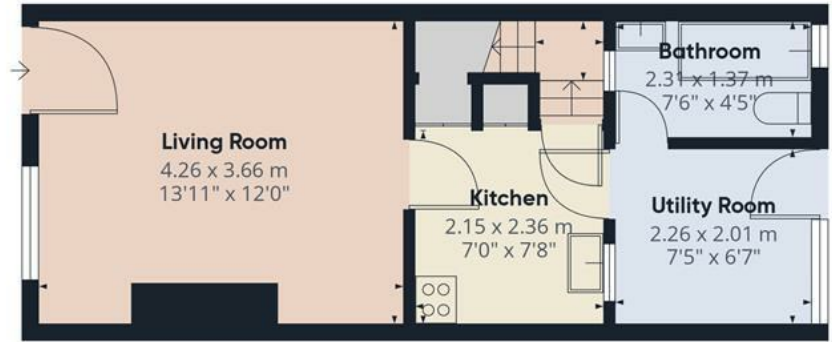
The property benefits from an allocated off-road parking space situated directly opposite the home. The parking area is held under a peppercorn arrangement with a nominal annual payment of £1 made to JCB for its use.

Outside

To the rear, there is a patio seating area with shared access, providing an ideal space for outdoor enjoyment. Beyond the patio, a charming tree-lined pathway leads to a detached offset garden, enjoying a mature outlook and featuring a variety of established shrubs, trees and planting, creating a pleasant and private outdoor environment.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
67.6 m²
728 ft²

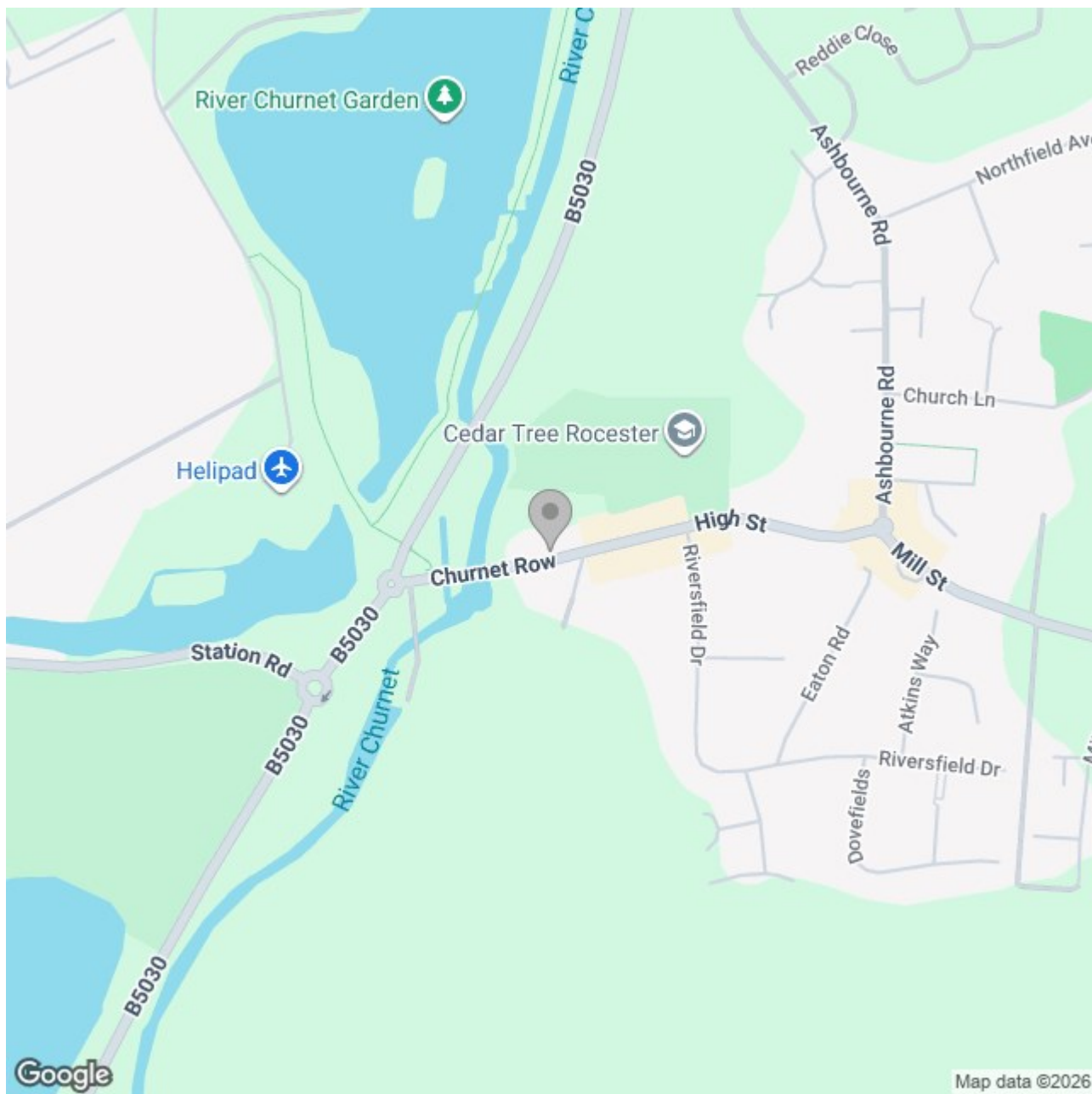
Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	