





**Guide Price  
£450,000**

A superbly presented refurbished character cottage in the heart of the Old Town with a wealth of original features. Benefits include two reception rooms, refitted kitchen, basement, luxury bathroom, three double bedrooms and enclosed private gardens. Located within a stones throw of sought after schools and the High Street.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, radiator, exposed wood flooring, doors to lounge and dining room.

## LOUNGE

Double glazed bay window to front aspect. Cast iron feature fireplace with cast iron surround, exposed wood flooring, radiator.

## DINING ROOM

Cast iron feature fireplace, built in cupboard, exposed wood flooring, radiator, door to basement, opening to kitchen.

## BASEMENT

Ideal for further storage, power and light.

## KITCHEN

Double glazed window and door to rear, window to rear aspect, skylight. Range of base units, butchers block work surface area, twin butler sink with mixer tap, oven and hob with extractor hood over, space for fridge/freezer, space for washing machine, spotlights, door to pantry.

## LANDING

Door leading to stairs to second floor, built in storage, exposed wood flooring, doors to bedrooms and bathroom.

## BEDROOM ONE

Two double glazed windows to front aspect. Built in wardrobe, exposed wood flooring, radiator.

## BEDROOM THREE

Double glazed window to rear. Cast iron feature fireplace, two built in wardrobes, exposed wood flooring, radiator.

## BATHROOM

Obscure double glazed window to side aspect. Three piece suite comprising low level w.c., pedestal wash hand basin, free standing bath with mixer tap and shower attachment over, shower screen, exposed flooring, heated towel rail. metro tiles.

## SECOND FLOOR

## BEDROOM TWO/LOFT ROOM

Two velux windows, spotlights radiator.

## OUTSIDE

## FRONT GARDEN

Brick wall surround with railings, lavender bushes.

## REAR GARDEN

Mostly paved with mature shrub borders, gated access to shared side passage, enclosed by timber panel fencing.



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