







**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.

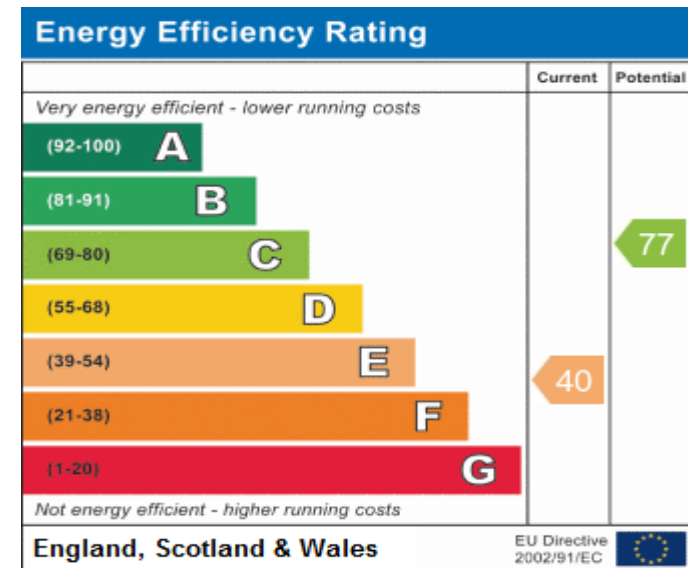
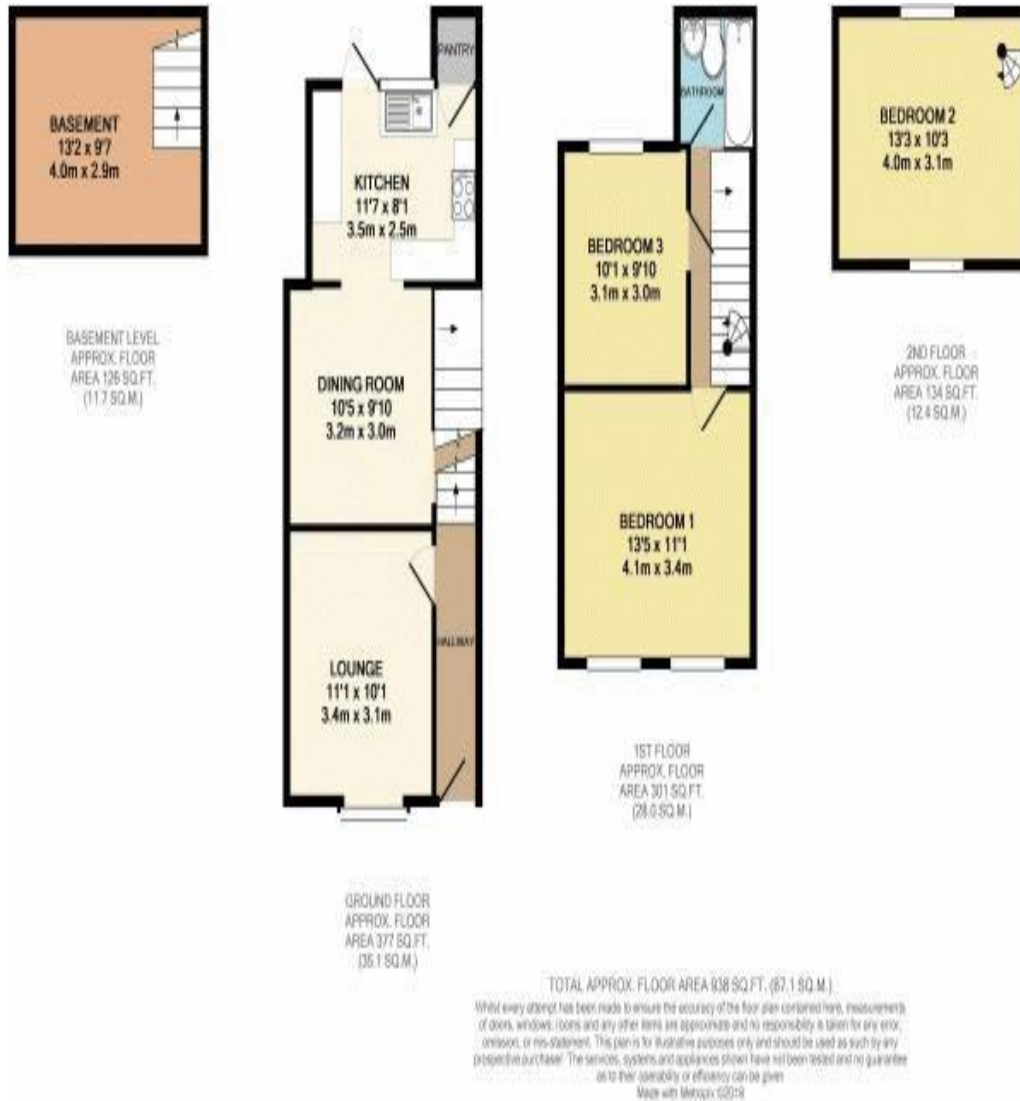
## OUTSIDE

## 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.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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