

£425,000  
Freehold







### Features

- Newly Renovated By Current Owners
- First Floor Nursery/Study
- Parking For 1/2 Vehicles
- Enclosed Rear Garden With Block Built Shed
- Chain Free
- Perfect First Time Buy or Downsize
- TRP TBC
- LR3332
- What3Words  
///incoming.watched.most

### Summary of Property

Cranfords are delighted to present The Cottage to the local market. This charming one-bedroom cottage is tucked away in a quiet lane, yet conveniently close to a range of local amenities. Immaculately presented and in true move-in condition throughout, this delightful cottage offers a perfect blend of modern comfort and character. Upon arrival, the property offers parking for one to two vehicles (subject to size). Stepping inside, you're welcomed into a beautifully upgraded open-plan living area, featuring a brand-new kitchen complete with modern appliances, all thoughtfully installed by the current owners. Upstairs, the first floor comprises a spacious double bedroom, a stylish bathroom, and a versatile additional room ideal as a study, nursery, or walk-in wardrobe. To the rear, the property boasts a low-maintenance patio garden, perfect for relaxing or entertaining, along with a block-built shed that conveniently doubles as a utility space. This unique property is an ideal home for first-time buyers, downsizers, or those seeking a lock-up-and-leave. Early viewing is highly recommended.

## Room Descriptions

### Ground Floor

#### Lounge/Diner

14' 0" x 14' 0" (4.27m x 4.27m) Max.

#### Kitchen

12' 0" x 9' 0" (3.66m x 2.74m) Appliances include Beko electric 4 ring hob, Beko Oven & Grill, Beko Fridge, Beko dishwasher & Zanussi washing machine.

### First Floor

#### Bedroom

14' 0" x 11' 10" (4.27m x 3.61m) Max.

#### Bathroom

8' 4" x 5' 6" (2.54m x 1.68m) Max.

#### Study/Nursery

11' 3" x 8' 7" (3.43m x 2.62m) Max.

### Exterior

#### Shed

Appliances include tumble dryer

### Services

Mains electricity, water and drainage. Electric central heating.

### Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

### Possession

By arrangement.

### Viewing

Strictly by appointment.

### Please Note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such



## Material Information

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

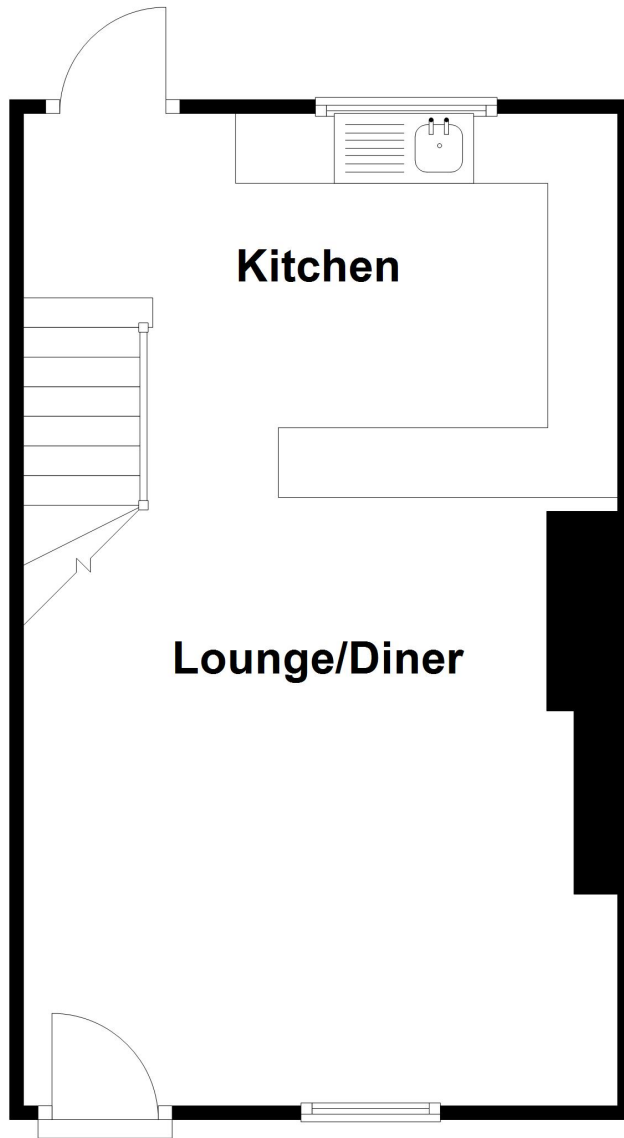
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

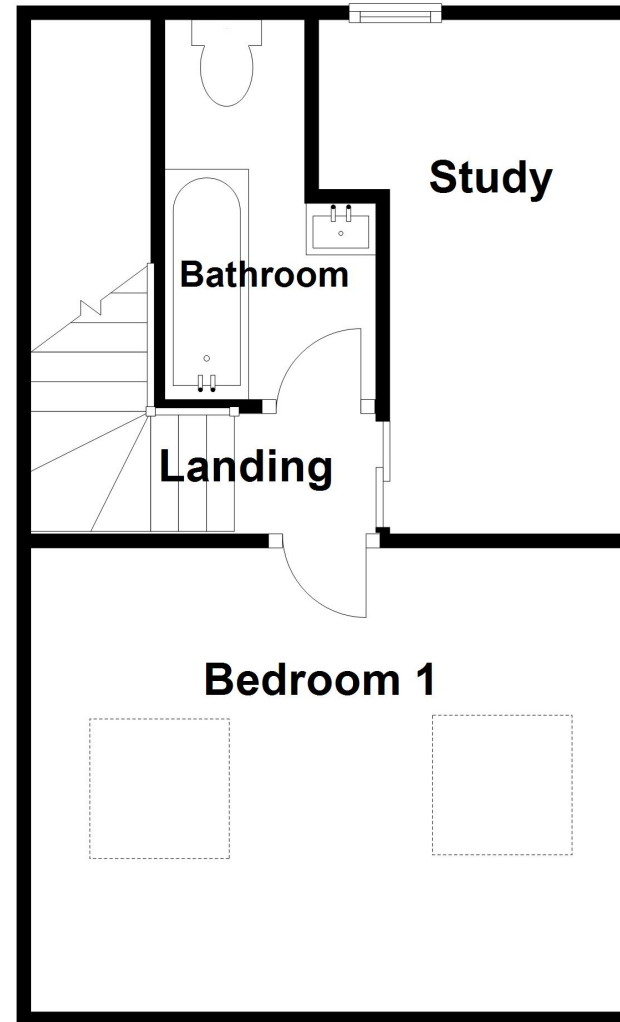




## Ground Floor



## First Floor



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