

- Grade 2 Listed Cottage
- Two Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Parking
- EPC = E





3.4 x 3.6 (11'1" x 11'9")

## Property description

DB Roberts are delighted to offer for sale this stunning grade 2 listed cottage. Briefly comprising, lounge, sitting room, dining room, kitchen, two bedrooms and a bathroom. The property also benefits from front and rear gardens and parking.

## Floor plan



Bathroom

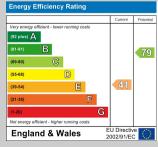
## FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to dragand-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser: http://content.metropix.com/px/12578497





**EPC** 



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potentia
Very environmentally friendly - lower CO2 emission	s	
(92 plus) 🔼		
(81-91)		83
(69-80)	46	
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emission	s	
	EU Directiv 2002/91/E	

Tenure: Freehold

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

