

30 Main Street,
Higham On The Hill,
CV13 6AE.



£225,000

GENERAL

A charming cottage situated on Main Street in the highly desirable village of Higham on the Hill. Full of character and appeal, the property offers well-presented accommodation comprising an open-plan kitchen, dining area and sitting room on the ground floor, creating a welcoming and sociable living space. To the first floor are two bedrooms and a shower room.

Outside, the property enjoys a pretty courtyard garden, providing a peaceful setting to relax, entertain, or simply enjoy the outdoors. This attractive cottage would make an ideal first-time purchase, downsizing opportunity, or investment property.

LOCATION

Higham on the Hill is a popular rural village boasting an historic church and primary school. The village is extremely accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy access making it commutable to London, Birmingham, Leicester and Coventry.



THE COTTAGE

The accommodation is arranged over two floors as follows.

KITCHEN

12'04 x 7'00

The kitchen is fitted with a comprehensive range of cream wall and base units with solid wood worktops over and an inset Belfast sink with mixer tap. Integrated appliances include a Neff double oven, Neff electric hob with extractor hood over, Bosch dishwasher and fridge/freezer. A window overlooks the rear garden and side access door which the current owner uses as the main entrance.

OPEN PLAN SITTING / DINING ROOM

14'02 x 9'08 sitting room, 9'05 x 7'01 dining room
A lovely open-plan living space with two front-facing windows, both fitted with wooden fold-back shutters, allowing plenty of natural light to flood the room. Stairs rise from the sitting area to the first floor. The original front entrance door remains fully functional, although it is not currently used by the present owner.

The dining area provides ample space for a family dining table, making it ideal for both everyday living and entertaining.

STAIRS TO THE FIRST FLOOR

Stairs rise from the sitting room up to the first floor landing.

FIRST FLOOR LANDING

With doors off to the bedrooms and bathroom.

There is a large storage cupboard which houses the central heating boiler along with attic access.

BEDROOM ONE

11'05 x 10'00

With window to the front, cupboard over the stairs which is great for storage, central heating radiator and laminate flooring.

BEDROOM TWO

11'02 max 6'11 min x 7'07 max 4'04 min

With window to the front, central heating radiator and laminate flooring.

SHOWER ROOM

6'11 x 6'09

Fitted with a modern suite comprising a walk-in shower with glass screen and both rainfall and handheld shower attachments, a RAK low flush lavatory and a wash hand basin set within a vanity unit. The room also benefits from a chrome heated towel rail and a window to the rear providing natural light and ventilation.

OUTSIDE

The rear garden is a pretty courtyard-style space, mainly laid to a paved patio, providing a lovely area for outdoor seating and entertaining. There are attractive planted sleeper beds, along with two timber storage sheds offering plenty of outdoor storage. Please note there is shared access across the rear of the neighbouring property.

COUNCIL TAX

Hinckley & Bosworth - Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales		EU Directive 2002/91/EC

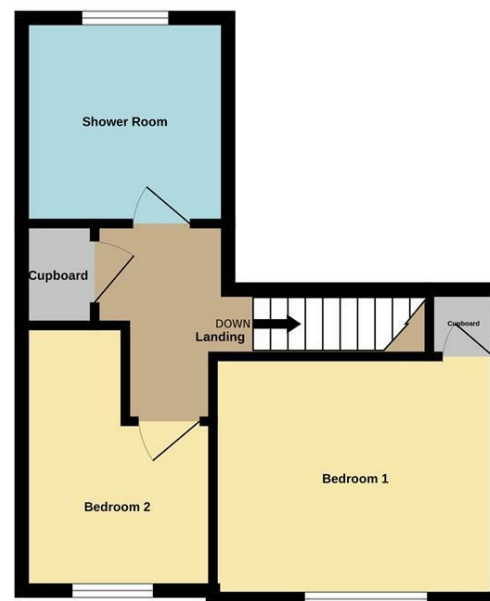




Ground Floor



1st Floor



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