



Main Street
Higham on the Hill
£200,000

*****MAGNIFICENT COTTAGE FULL OF CHARACTER & CHARM***** NO UPWARD CHAIN. For sale with MARK WEBSTER estate agents is this truly stunning and much improved cottage located in this desirable village briefly comprising: Delightful lounge with log burning stove and exposed beams, refitted kitchen, bathroom, landing, two bedrooms, double glazing, gas central heating, low maintenance garden area with artificial grass, two useful brick built outbuildings/stores. Internal viewing is considered essential.

LOUNGE

13' 8" x 12' 5" (4.17m x 3.78m)

A beautiful cosy room with the main feature being the stunning exposed brick chimney breast with inset cast iron "Clear View" log burning stove, double glazed window to front aspect, double glazed window to side aspect, exposed ceiling beams, composite style entrance door, double panelled radiator and cottage style door to the kitchen.

REFITTED KITCHEN

9' 3" x 4' 8" minimum (2.82m x 1.42m)

Double glazed window to rear aspect, side composite double glazed stable style door, single panelled radiator, stairs leading off to the first floor landing, wide range of shaker style base and eye level units, eye level plate rack holder, wooden square edge work surfaces, inset stainless steel electric oven, ceramic hob, tiling to splash back areas, appliance spaces and cottage style door to the bathroom.

BATHROOM

6' 9" x 4' 8" (2.06m x 1.42m)

Opaque double glazed window to rear aspect, double panelled radiator, door to a useful storage cupboard housing the wall mounted combination central heating boiler, low level WC, pedestal wash hand basin, panelled bath with an electric shower over and tiled walls.

FIRST FLOOR LANDING

Cottage style doors leading off to...

BEDROOM ONE

13' 8" x 9' 4" (4.17m x 2.84m)

Double glazed window to front aspect, double panelled radiator, door to a useful storage cupboard having hanging rail space, feature exposed brick chimney breast with side recessed shelving.



BEDROOM TWO

8' 9" x 7' 0" (2.67m x 2.13m)

Double glazed window to rear aspect and double panelled radiator.

TO THE EXTERIOR

The property has a garden located via a shared access driveway at rear of property and is mainly artificial grass providing low maintenance. The property also benefits from two brick built outbuildings/stores and off road parking.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

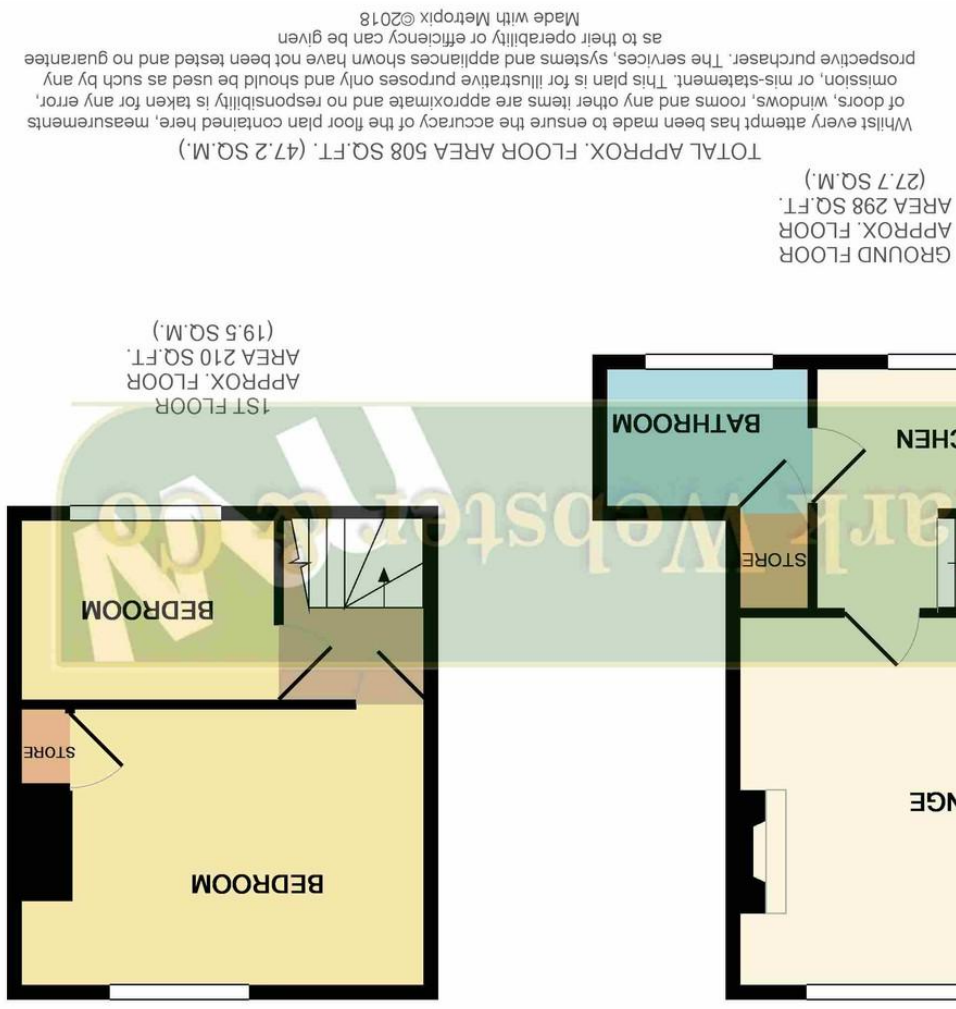
SERVICES: We understand that all mains services are connected.



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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			68
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	54	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			68
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	49	
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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