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Tunstead Road . Sco Ruston . NR12 8EU



**£215,000**

## PERIOD CHARACTER, COMBINED WITH SEMI-RURAL POSITION WITH ROOM TO IMPROVE

This period cottage situated on a generous plot offers scope to update and improve.

The front door leads on to the entrance lobby which in turn leads to the lounge on to the kitchen/dining area. The lounge area of some 16'8" x 12' features a brick fireplace with pamment hearth, timber beam mantel and inset bread oven, this area opens to the kitchen/dining area of some 12'1" x 10'2" max, with work surfaces, base and eye level units, a glazed door leads to the rear lobby, with a space for fridge. Part glazed door leading on to a rear entrance porch and also the bathroom which offers colour suite comprising bath, wash hand basin and WC. The rear entrance porch gives access to the rear lobby which in turn leads to the rear garden. This completes the ground floor accommodation.

The first floor landing gives access to Bedrooms 1 and 2. Bedroom 1 is a double room which faces to the front elevation and offers a curtained cupboard. Bedroom 2 faces to the rear.

The outside space to the front of the property, there is an enclosed garden with pedestrian gate. To the rear of the property is a garden with lawn, cultivated beds, a glass house and garden shed with a driveway to the side which gives generous off-road parking, timber garage with attached shed.



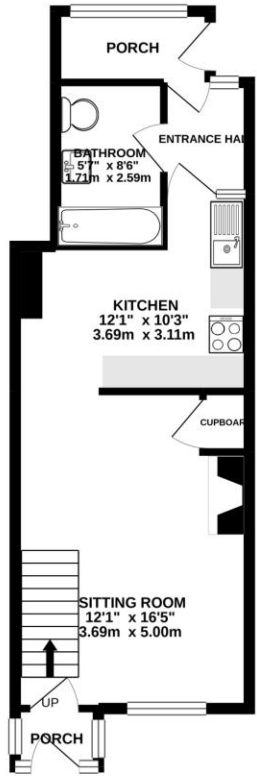
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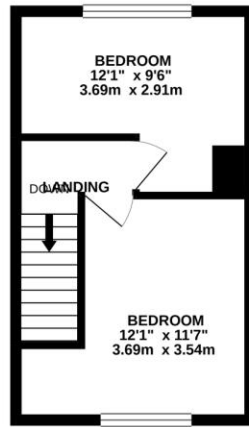
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GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropac ©2022. 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. Made with Metropac ©2022.

Score	Energy rating	Current	Potential
92+	A		120   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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