



- ❖ A Pretty Victorian Cottage
- ❖ In Need of Full Modernisation
- ❖ With Two Reception Rooms
- ❖ Kitchen Ready for Re-fitting
- ❖ Two Double Bedrooms, Bathroom
- ❖ Part Central Heating Installed
- ❖ Part Re-wired, Needs Connection
- ❖ Garden Backing Onto Fields
- ❖ EPC Energy Rating: F

**High Street, Weston**  
**£235,000 Freehold**

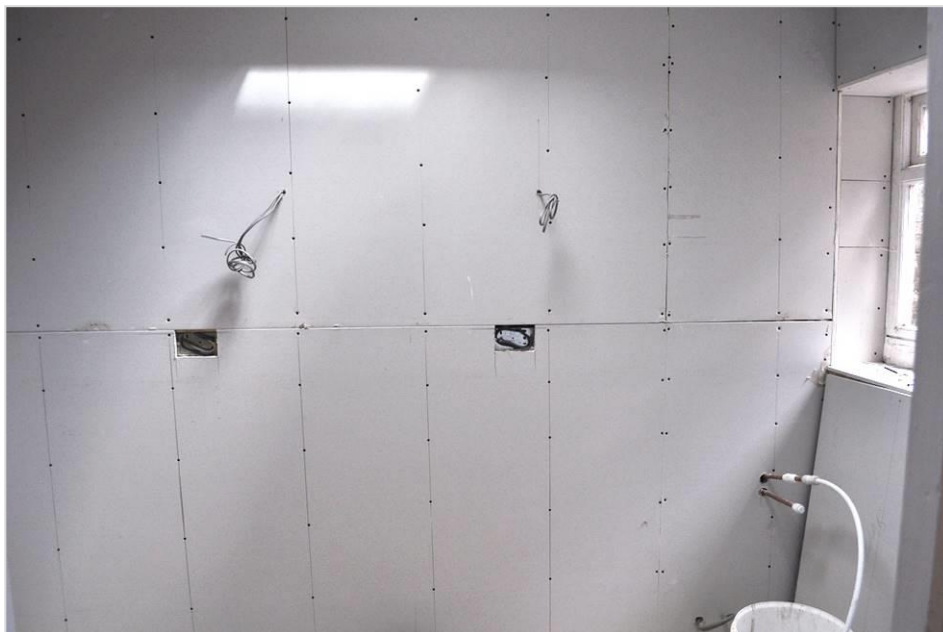




**LOUNGE: 11' 11" x 9' 5" (3.63m x 2.87m) (minimum)** Window to the front elevation, TV point, tiled fireplace and hearth.

**DINING ROOM: 7" x 7' 11" (0.18m x 2.41m)** Exposed brick fireplace, window to front elevation, radiator ( not connected).

**KITCHEN: 10' 5" x 6' 1" (3.18m x 1.85m)** The units have been removed and the walls have been dry lined in readiness for a new kitchen to be fitted. There is a rooflight window, a further window to the side and a door to the rear courtyard.





**INNER HALL:** With stairs to the first floor and a wall mounted electric boiler (unconnected)

**LANDING:** With a window to the rear elevation and doors to all bedrooms.

**BEDROOM ONE:** 16' 4" x 7' 11" (4.98m x 2.41m) With a capped fireplace and a window to the front elevation.

**BEDROOM TWO:** 11' 1" x 8' 7" (3.38m x 2.62m) This room has a fireplace and surround and a window to the front elevation.

**BATHROOM:** 7' 6" x 6' 7" (2.29m x 2.01m) Although this room has a suite installed it is damaged and in need of re-fitting. There is an airing cupboard and a window to the rear elevation.





**OUTSIDE:** To the rear of the cottage is a brick-built garden store, a gated side access for wheelie bin access and steps leading to the lawn, in need of cultivation, which backs onto open countryside.

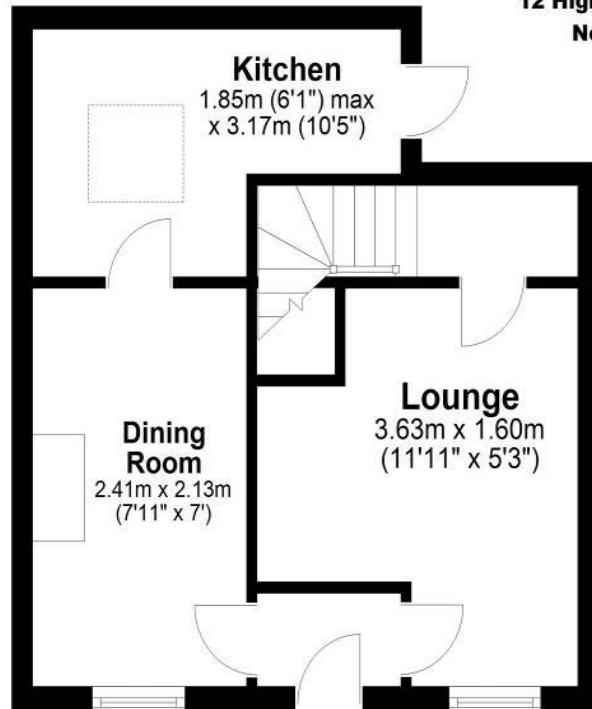




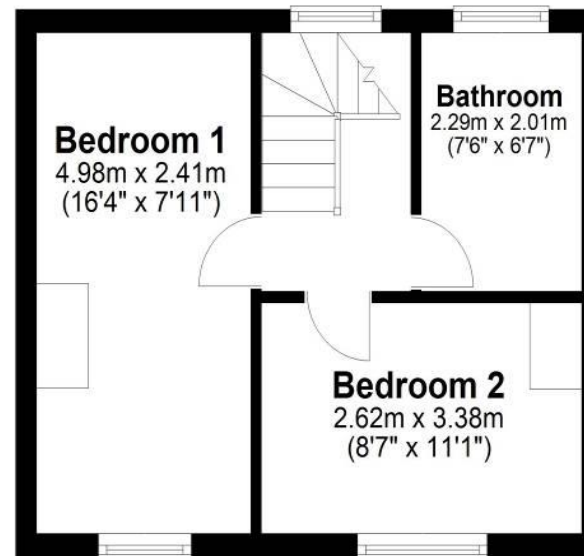
Notes:

## Ground Floor

12 High Street, Weston  
Not to scale



## First Floor



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