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GUIDE PRICE: £575,000 FREEHOLD

GOFFS COTTAGE, HOLYPORT STREET, MAIDENHEAD, BERKSHIRE, SL6 2JR

An opportunity to acquire this delightful Grade 2 listed character cottage dating back to the 16th century with open fireplace and exposed beams, located in the picturesque village of Holyport with its attractive duck pond and charming public houses close to the village green. The property features an open outlook onto fields to the front and a generous rear garden whilst being conveniently located for a local shopping parade and Junction 8/9 of the M4 Motorway. The property features an abundance of charm and is offered for sale with NO ONWARD CHAIN.

- LIVING/DINING ROOM WITH OPEN FIREPLACE • KITCHEN • BATHROOM • MAIN BEDROOM WITH VAULTED BEAMED CEILING • GUEST BEDROOM • DELIGHTFUL ENCLOSED REAR GARDEN • OPEN OUTLOOK TO THE FRONT • CONVENIENT FOR LOCAL SHOPS • NO ONWARD CHAIN • EPC RATING E

DIRECTIONS for SAT NAV – SL6 2JR

Council Tax Band F – currently £2116.54 Per annum

ACCOMMODATION

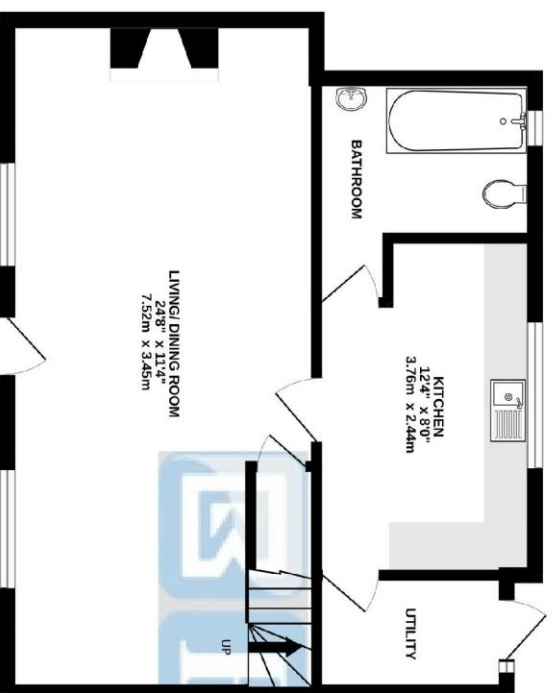




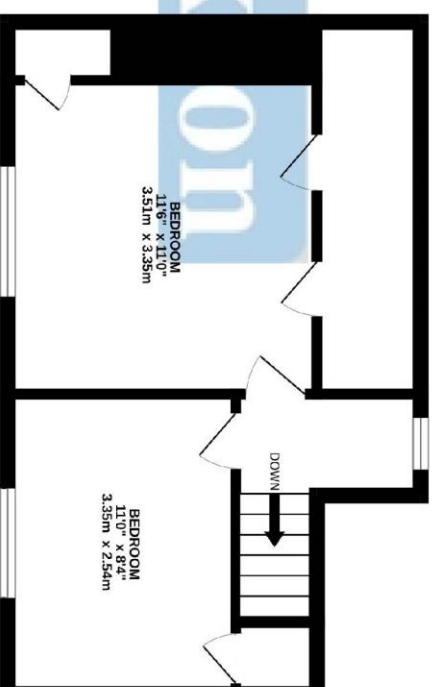
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

MW3924

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 821sq.ft. (76.3 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.
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