

## Rocks View, Rocks Road, Joys Green, GL17 9RG

£189,995 Freehold

Detached Property Requiring Renovation • Village Location • Garden • Provisions For Parking

**BIDMEAD COOK**

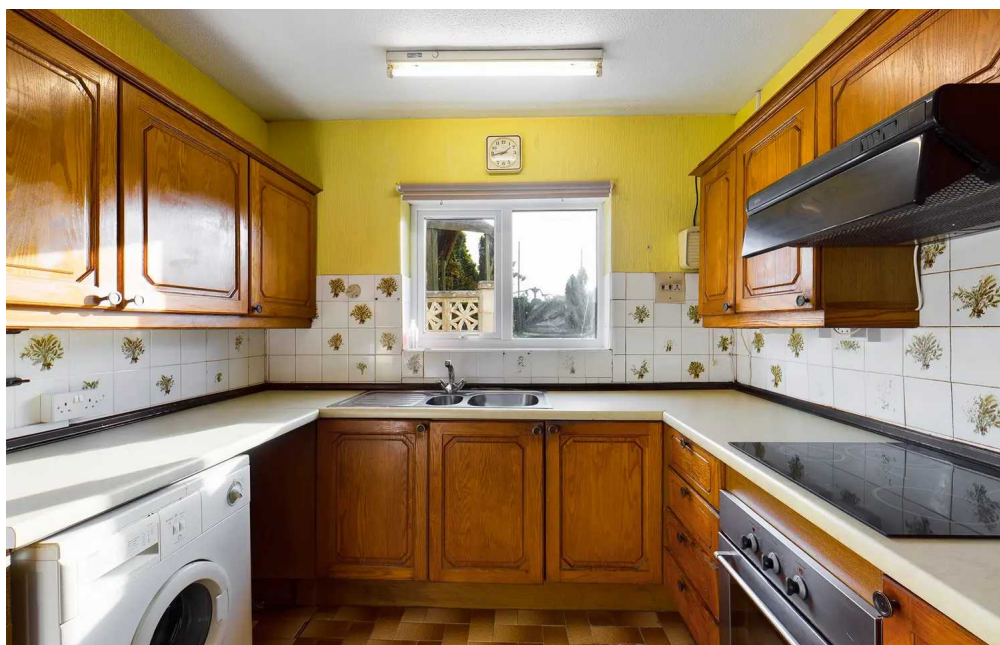
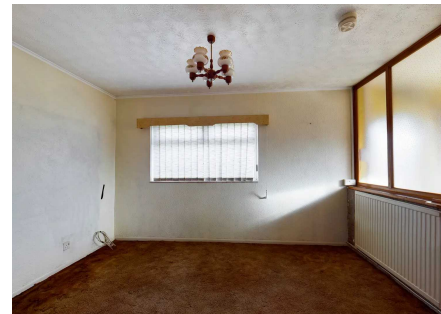
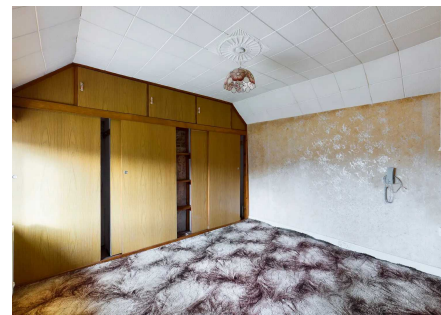
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A two bedroom detached cottage in a pleasant village location requiring complete renovation with gardens to the front as well as provision for off road parking.

The accommodation comprises a lounge, dining room, kitchen, ground floor bathroom and to the first floor are two bedrooms. The gardens lie to the front of the property and provision has been made for off road parking.

Agents Note:

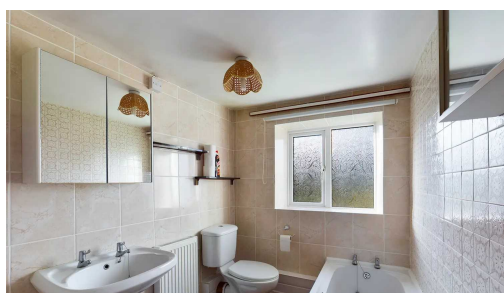
The parking provisions are to be put in place as part of the agreed outline planning for neighbouring building development.

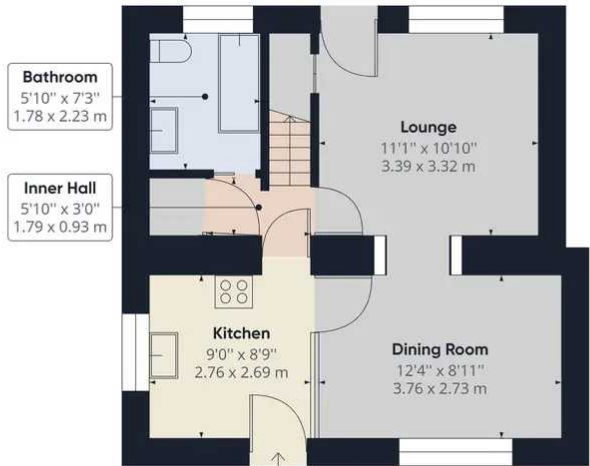


Council Tax band: E

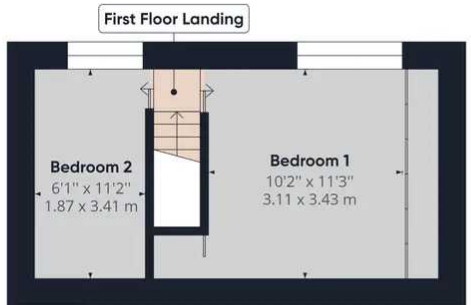
Tenure: Freehold

EPC Energy Efficiency Rating: E





Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
632.82 ft<sup>2</sup>  
58.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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