



Copt Heath Croft, Knowle

Guide Price £350,000





PROPERTY OVERVIEW

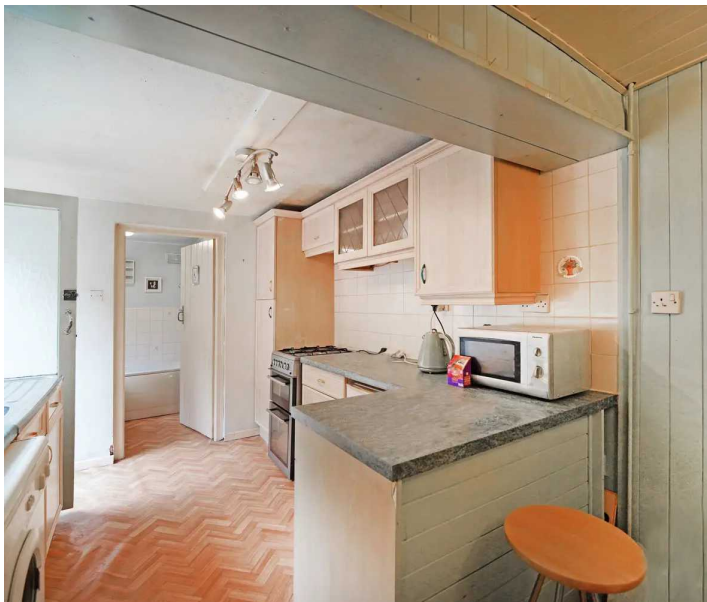
Nestled within the highly sought-after Arden Academy catchment area, we are delighted to present this charming extended end cottage boasting three bedrooms, two reception rooms, a breakfast kitchen, courtyard garden, stoned driveway, and garage. This exceptional property is offered to the market with the distinct advantage of no upward chain. Upon entering the property, one is greeted by a cosy living room, ideal for relaxing after a long day, complemented by a dining room that offers ample space for entertaining guests. The kitchen is fitted with a range of base wall and drawer units and also affords a courtesy door to the rear courtyard garden which in turn leads to a useful store. The ground floor is completed by a convenient downstairs bathroom located to the rear of the property. Moving to the first floor, three well-proportioned bedrooms await, providing comfortable accommodation for the whole family. Externally, the property offers a stoned driveway and garage, ensuring plentiful parking space for residents and guests alike. The courtyard garden to the rear provides a private outdoor space, perfect for enjoying a spot of al fresco dining or simply unwinding in the peaceful surroundings.





This property presents a wonderful opportunity with its wealth of space, desirable features, and enviable location, and provides a blank canvas for those seeking to modernise and provides an excellent opportunity for the new owners to put their stamp on the property and create a home tailored to their tastes and preferences. In summary, this three-bedroom extended end cottage in the Arden Academy catchment area represents an exciting proposition for those seeking a property with immense potential in a desirable location. With its flexible living spaces, ample parking, and charming courtyard garden, this property offers the perfect canvas for creating a dream home. Contact us today to arrange a viewing and unlock the possibilities that await in this delightful residence.

- No Upward Chain
- Three Bedroom Extended End Cottage
- Benefiting From Stoned Driveway And Garage
- Two Reception Rooms And Breakfast Kitchen
- Downstairs Bathroom
- Three Bedrooms To First Floor
- Courtyard Garden To Rear
- Ample Parking To Driveway
- In Need Of Some Modernisation
- Arden Academy Catchment Area



PORCH

LIVING ROOM

12' 8" x 12' 2" (3.86m x 3.71m)

DINING ROOM

12' 8" x 7' 1" (3.86m x 2.16m)

BREAKFAST KITCHEN

13' 7" x 8' 4" (4.14m x 2.54m)

**BATHROOM**

6' 1" x 5' 7" (1.85m x 1.70m)

UTILITY ROOM

7' 1" x 4' 7" (2.16m x 1.40m)

FIRST FLOOR**BEDROOM ONE**

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM TWO

12' 6" x 7' 1" (3.81m x 2.16m)

BEDROOM THREE

7' 10" x 7' 0" (2.39m x 2.13m)

TOTAL SQUARE FOOTAGE

62 sq.m (667 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE****COURTYARD GARDEN****ITEMS INCLUDED IN THE SALE**

All fixtures, fittings and furniture included in the sale, with the exception of the sideboard in dining room and the stone garden ornaments.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

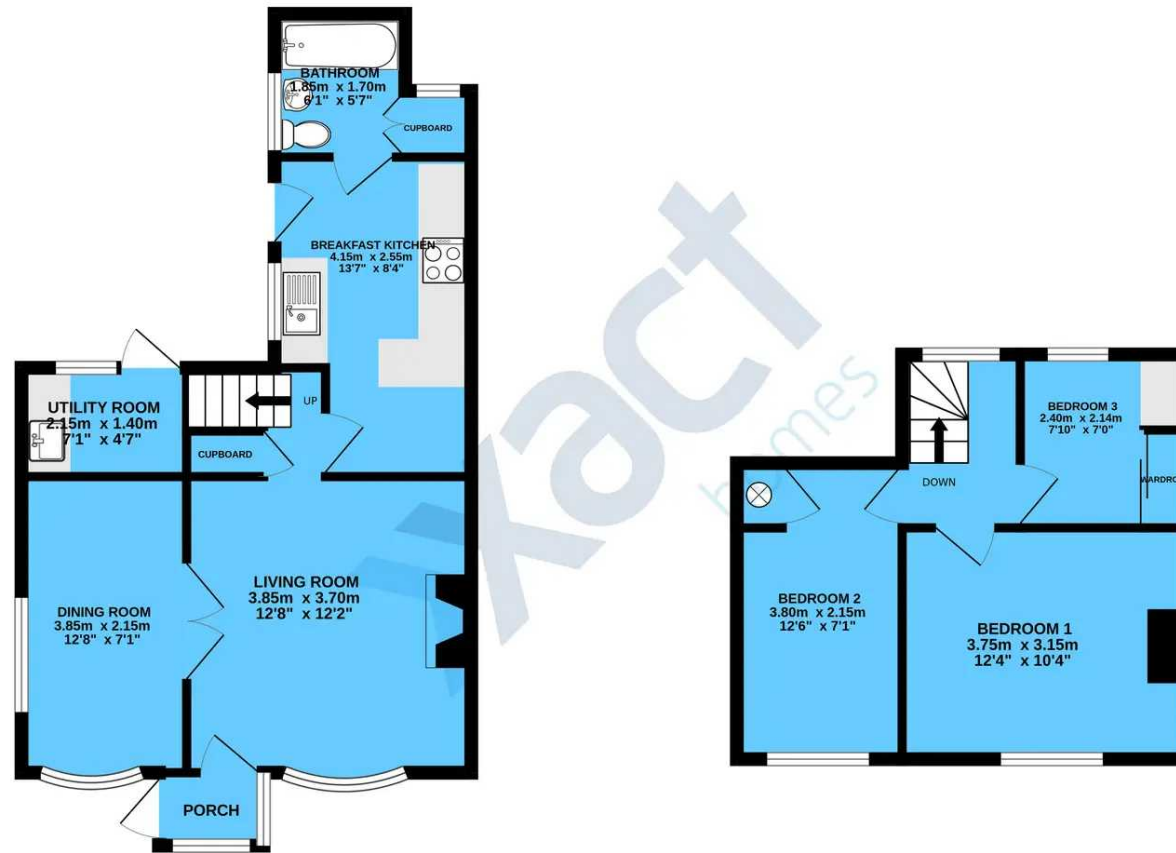
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) 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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