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Mill Street . Mattishall . NR20 3QG

£175,000

WORK REQUIRED BY POTENTIAL WITH LARGE GARDEN AND OUTBUILDINGS FOR THOSE SEEKING A PROJECT

The cottage is approached via a front door leading to entrance lobby which in turn leads to the sitting room/lounge with window to the front, shelved, recesses and stairs to first floor. Panel door opens to the kitchen which offers work surfaces, base and eye level units, space for a cooker and fridge freezer. There is an opening to a rear entrance lobby with door to the outside and rear garden, panel door opening through to a bathroom with white suite.

Staircase to the first floor is a traditionally cottage style stairs that leads to a landing from which access is given to both the main bedroom which has a window to the front elevation with built-in cupboard and bedroom 2 also features window to the rear.

To the outside the property has access from the road onto a driveway (please see Agents Note), this in turn leads to a large garden, somewhat overgrown to the rear and also the bonus of a single storey barn which offers two rooms, the first of which is 23'6" x 12'3" min and the second is 14'6" x 8'6" min, also featuring a cloakroom within this space as well and there is a further single building, 11'7" x 9'2" both with light and power. Beyond the buildings is a large but somewhat overgrown garden.

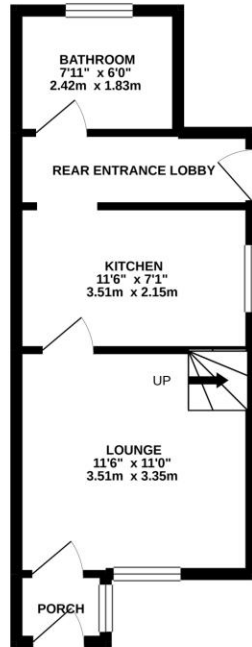
AGENTS NOTE: Purchasers should be aware that the neighbouring property has a right of way over the driveway and part of the garden that is seen is also in the ownership of that neighbour, therefore, the access has to remain clear and also the areas that belongs to the neighbour also have to be observed. Purchasers should make their own enquiries with their legal advisors to satisfy themselves on these rights and arrangements.



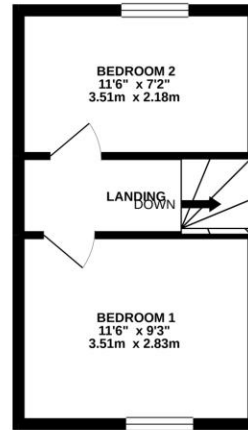
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GROUND FLOOR
312 sq.ft. (28.9 sq.m.) approx.

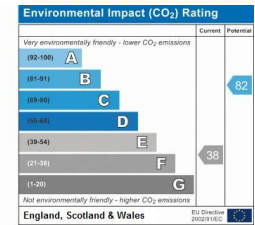
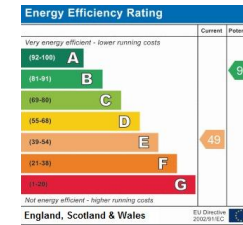


1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metagage (2020)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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