



2 Bedroom Semi-Detached Cottage  
located in Brandon.

£245,000

 UP Estates





## FULL DESCRIPTION

**\*\*19th CENTURY COTTAGE - NOT LISTED\*\*** Up Estates is pleased to bring to the market this semi-detached, 19th century cottage dating back to the 1850's and is not a listed building. Offering a feature log burner, two reception rooms, a combi boiler installed in 2015, double glazing which was replaced in 2014 and a driveway for off-road parking. This cottage is presented to a high standard throughout and is located in the sought-after town of Brandon with surrounding local amenities. In brief, the property comprises; Lounge, Dining Room and Kitchen to the ground floor, and Two Bedrooms and the Bathroom to the first floor. Externally benefitting from a driveway to the front for parking and a courtyard garden to the rear.

### LOUNGE

**11' 10" x 12' 0" (3.62m x 3.66m)**

A fantastic lounge benefitting from a log burner, exposed original beams, central heated radiator, double glazed window to the front aspect and a door leading into the Dining Room.

### DINING ROOM

**11' 10" x 8' 11" (3.62m x 2.74m)**

With a double glazed window to the side aspect, a central heated radiator, exposed original beams, an original fireplace, stairs ascending to the first floor and a door leading into the Kitchen.

### KITCHEN

**9' 4" x 11' 1" (2.85m x 3.38m)**

An attractive kitchen including a matching range of wall and base mounted units with work surfaces over and upstand, tiled splash back, a Belfast sink with drainer and mixer tap, and a four ring gas hob with an extractor fan over and oven below. There is also space for a washing machine and other appliances, a central heated radiator, double glazed window to the side aspect and a door leading out into the rear garden.

### LANDING

With stairs rising from the ground floor and doors leading to accommodation.

### BEDROOM ONE

**8' 9" x 11' 1" (2.67m x 3.39m)**

Having a central heated radiator, exposed original beams and double glazed window to the side aspect.



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**£245,000**

- Semi-Detached 19th Century Cottage
- Two Bedrooms & Two Reception Rooms
- Lounge with Feature Log Burner
- Driveway
- Courtyard Garden
- Sought-After Location
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#### **BEDROOM TWO**

**10' 8" x 12' 0" (3.27m x 3.66m)**

Having an original fireplace, central heated radiator and double glazed window to the front aspect.

#### **BATHROOM**

**8' 5" x 9' 1" (2.59m x 2.77m)**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



#### **FRONT ASPECT**

Offering a good-sized driveway for parking multiple vehicles.

#### **COURTYARD GARDEN**

A hard-landscaped, low maintenance rear garden with a paved seating area, a shed for storage and fencing and walls along the boundaries.







**Main Street Brandon CV8 3HW**



**FLOORPLAN**

For illustrative purposes only. Measurements are approximate and not to scale.  
 (c) Up Estates



**CONTACT**

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