



- Offered for sale with no onward chain
- Lounge with log burner
- Private parking space
- Light and bright kitchen
- Two double bedrooms
- Private garden

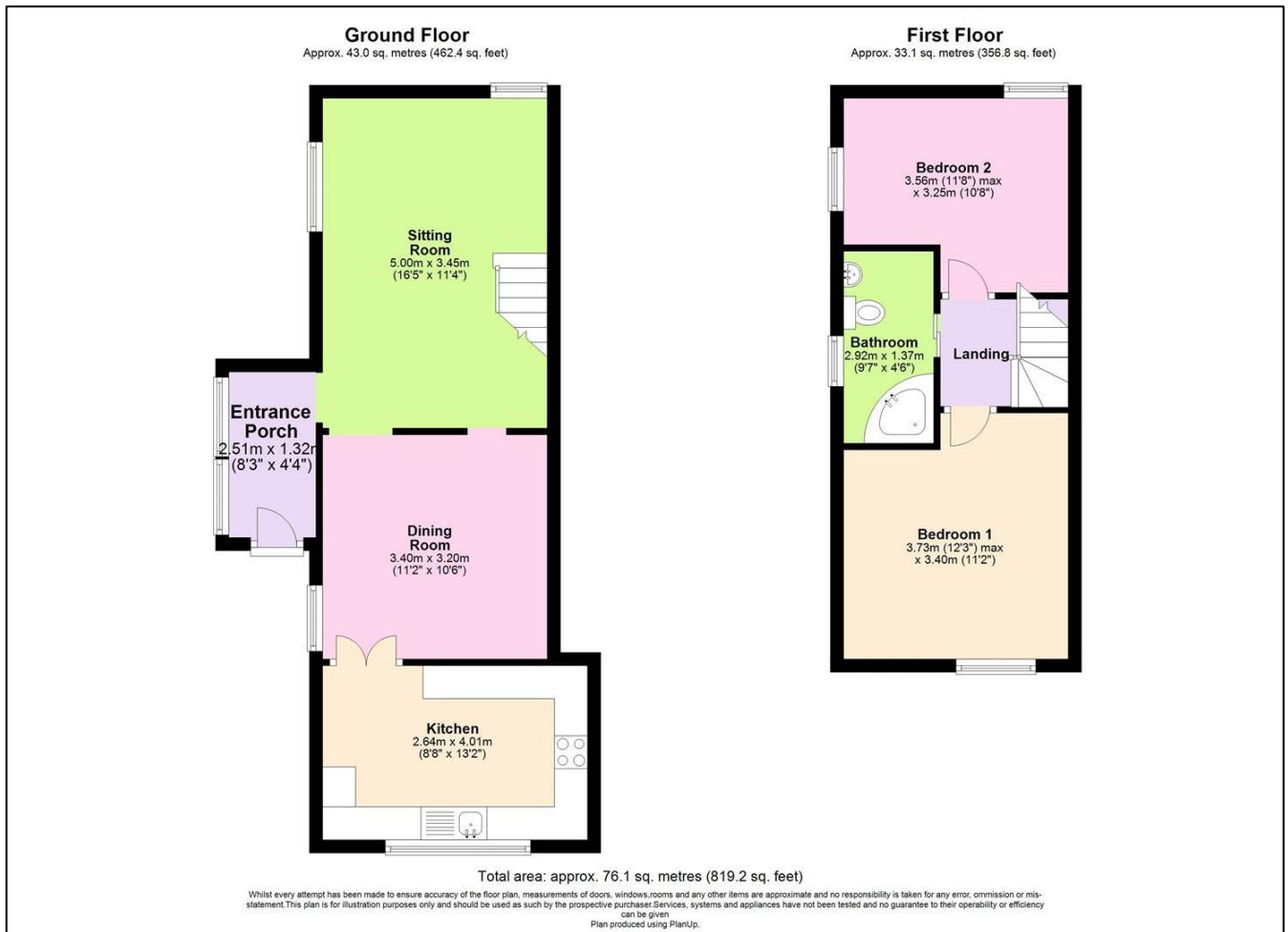


It's beautifully presented, it has parking and gardens PLUS it has the most charming cottage feel! Presented in superb order throughout and could be moved into with the minimum of fuss! The property enjoys accommodation comprising an entrance lobby with French doors out to the garden, a cosy lounge with log burning fire and stairs to the first floor, separate dining room which connects through to an attractive kitchen with velux window bringing in plenty of natural light. On the first floor there are two double bedrooms and a recently replaced bathroom with a feature roll top bath. GCH and double glazing. Offered for sale with no onward sales chain. Externally the property has a private, fully enclosed, low maintenance garden laid to a combination of paving and chippings with raised borders to the surrounds and an apple tree. There is also a separate seating area and also private parking for one vehicle. The village of Farrington Gurney is incredibly well regarded and always proves popular with both local buyers as well as those migrating from the neighbouring cities. The village boasts a popular Farm shop with a wide variety of other attractions including hair salon, soft play for children and chip shop, golf club with gym and a convenience store just to name a few amenities at close hand.

**Tenure:** Freehold

**Council Tax Band:** B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.