

# ALBIE CHAPEL COTTAGE WATERBECK DG11 3EU



A VERY ATTRACTIVE & APPEALING END-TERRACED COTTAGE SURROUNDED BY OPEN FARMLAND. DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. INNER HALL. FITTED KITCHEN. REAR VESTIBULE. BATHROOM. 2 GOOD SIZED BEDROOMS. DRIVEWAY PROVIDING PARKING FOR 2 CARS. NEATLY KEPT REAR GARDEN WITH RAISED DECKING. OUTHOUSE WITH 2 ADJOINING STORES. GARAGE.

PRICE OFFERS OVER £125,000

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed hardwood front door. Hatch to insulated attic. Coat hooks. Cupboard concealing the electricity meter & fusebreaker system. Telephone point. Fitted carpet with coir inset. Radiator. Doors off to lounge & 2 bedrooms.

### **LOUNGE**

**(4.70m x 4.57m)**

A lovely room with two double glazed windows overlooking the front elevation. Vertical blinds. Deep display sills. Gas coal effect fire set within a stone built surround. Television point. Telephone point. Display alcove. Coving. Fitted carpet. Radiator. Attractive part glazed door through to inner hall.

### **INNER HALL**

Smoke alarm. Triple light fitting. Coat hooks. Vinyl tiled effect non slip flooring. Attractive doors off to fitted kitchen & bathroom. Wooden leaded glass door to rear vestibule.

### **FITTED KITCHEN**

**(3.53m x 2.22m)**

With a generous supply of contemporary designed wall & base units incorporating a single drainer sink unit with chrome mixer taps. Plumbed for automatic washing machine. Chrome 4-bar spotlights. Breakfast bar area. Partially tiled walls. Electric cooker point. Hotpoint extractor hood. Double glazed window to the rear overlooking the decking area & enjoying views over open farmland. Tiled sill. Roller blind. Laminate wood flooring. Radiator.

### **BATHROOM**

**(2.05m x 1.95m)**

A very appealing bathroom comprising of white wash-hand basin, bath & W.C. Chrome single lever mixer taps on wash-hand basin & chrome swan neck mixer taps on bath. Mira sport shower over the bath with curved shower screen attached. Partially tiled walls. Double glazed obscured window to the rear. Deep display sill. Roller blind. Wall mounted cube mirror. Stylish circular spotlight with 12 integrated mini blue spotlights. Black ceramic tiled floor. Extractor fan. Chrome heated towel rail.



### **REAR VESTIBULE**

**(2.10m x 1.57m)**

Double glazed windows. Part glazed rear door. Coat hooks. Light. Space for tumble dryer. Ceramic tiled floor.

**BEDROOM 1**

**(5.02m x 3.25m)**

Double glazed window overlooking the front. Vertical blinds. Deep display sill. Smoke alarm. Display shelving. Built-in wardrobe with hanging rail & shelving. Fitted carpet. Radiator.

**BEDROOM 2**

**(3.88m x 2.56m)**

Double glazed window overlooking the rear garden. Deep display sill. Potterton central heating control panel & thermostat control. Useful airing cupboard housing the hot water tank. Double built-in wardrobe with hanging rail & shelf. Fitted carpet. Radiator.

**OUTSIDE**

There is a neatly kept front chipped area with well stocked borders. Parking for two cars at the front. The rear garden enjoys panoramic views over unspoilt farmland. Raised decking. Garden shed. Slate chipping stones & paved patio area with pergola. Path & side gate.

**OUTHOUSE :- (3.58m x 2.40m)** Potting shed. Coal house with adjoining store. 2 Gas tanks.

**HOME REPORT**

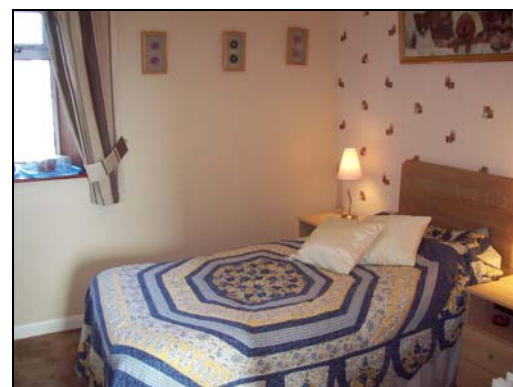
A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

**SERVICES**

Mains water, electricity, gas & drainage. The telephone is subject to the usual B.T. Regulations.

**VIEWING**

By arrangement with the Selling Agents  
**HARPER, ROBERTSON & SHANNON,**  
**SOLICITORS & ESTATE AGENTS**



**Council Tax Band "C".**

# GARDEN PHOTOS





**VIEWS FROM REAR GARDEN**