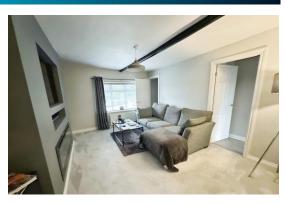


# Front Street Ellington

- Two Bedroom Stone Built Cottage
- Excellent Location
- Attractive Fitted Kitchen
- Modern Bathroom
- Council Tax Band: A

£ 175,000







## **Front Street**

### Ellington

#### PROPERTY DESCRIPTION

#### **ENTRANCE**

Entrance door

#### LOUNGE 10'3 (3.12) plus alcove x 15'4 (4.67)

Double glazed window to front, modern electric fire surround, television point.

#### KITCHEN 9'7 (2.92) x 6'2 (1.88)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, frezzer, plumbed for washing machine, laminate flooring, spotllights, double glazed door to rear.

#### **BEDROOM ONE**

Double glazed window to rear, double radiator.

#### BEDROOM TWO 6'4 (1.93) x 11'3 (3.43)

Double glazed window to front, double radiator.

#### BATHROOM/WC

3 piece white suite comprising mains shower over panelled bath, wash hand basin (set in vanty unit), low level WC, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring, extractor fan, spotlights.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre to premises

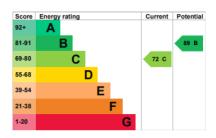
Mobile Signal Coverage Blackspot: No

Parking: On street.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A EPC RATING: C



AS00009060.GD.LD.25/09/2024.V.1







important Note: Nook Matthews Sayer (kMs) for themselves and for the vendors or lessors of this property, whose agents they are, give hote that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. Th measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck th measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever its activities to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

