



Waterleap Cottage

Ovingham

For sale is this immaculate mid terraced house, situated in a highly sought after village location. Perfectly poised for walking and cycling routes, this property offers a unique opportunity for investors, families, and couples alike.

Offers Over **£270,000**

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PROPERTY DESCRIPTION

Inside, the property boasts two spacious double bedrooms. The master bedroom is a particular highlight, offering ample space, open views and a serene atmosphere. The second bedroom also provides comfortable living space, perfect for guests or family.

The property features a single well-appointed bathroom, complete with a heated towel rail and shower over bath. Ideal for unwinding after a long day or preparing for the day ahead in comfort and style.

The kitchen is a cook's delight, bathed in natural light and offering ample storage for all your culinary needs. Whether you're a budding chef or a seasoned cook, the kitchen space is sure to impress.

The reception room is the heart of the home, featuring wood floors and a log burner, adding a touch of rustic charm. The room is spacious enough for a dining area and has a stable door that opens onto the South facing front garden, providing an excellent flow of indoor and outdoor living.

Among the property's unique features are a fireplace, parking space for two, and a stunning south-facing front garden and a private courtyard garden to the rear with Church views, ideal for those who appreciate outdoor living. This property is currently a holiday let and offers no upper chain, providing an excellent investment opportunity.

In summary, this immaculate property offers a blend of country living with a modern touch. Its unique features and sought-after location make it a must-see. Don't miss this chance to own a piece of the idyllic countryside.

Living Room: 15'08" x 13'10" (into alcove) - 4.78m x 4.22m

Kitchen: 9'01" x 14'07" (max) - 2.77m x 4.45m

Bedroom One: 13'08" x 13'11" (into alcove) - 4.17m x 4.24m

Bedroom Two: 7'10" x 13'09" (max) - 2.39m x 4.19m

Bathroom: 5'10" x 5'07" - 1.79m x 1.70m



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off Street For Two

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: C

P00007291.SD.SD.13/1/25.V.1





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