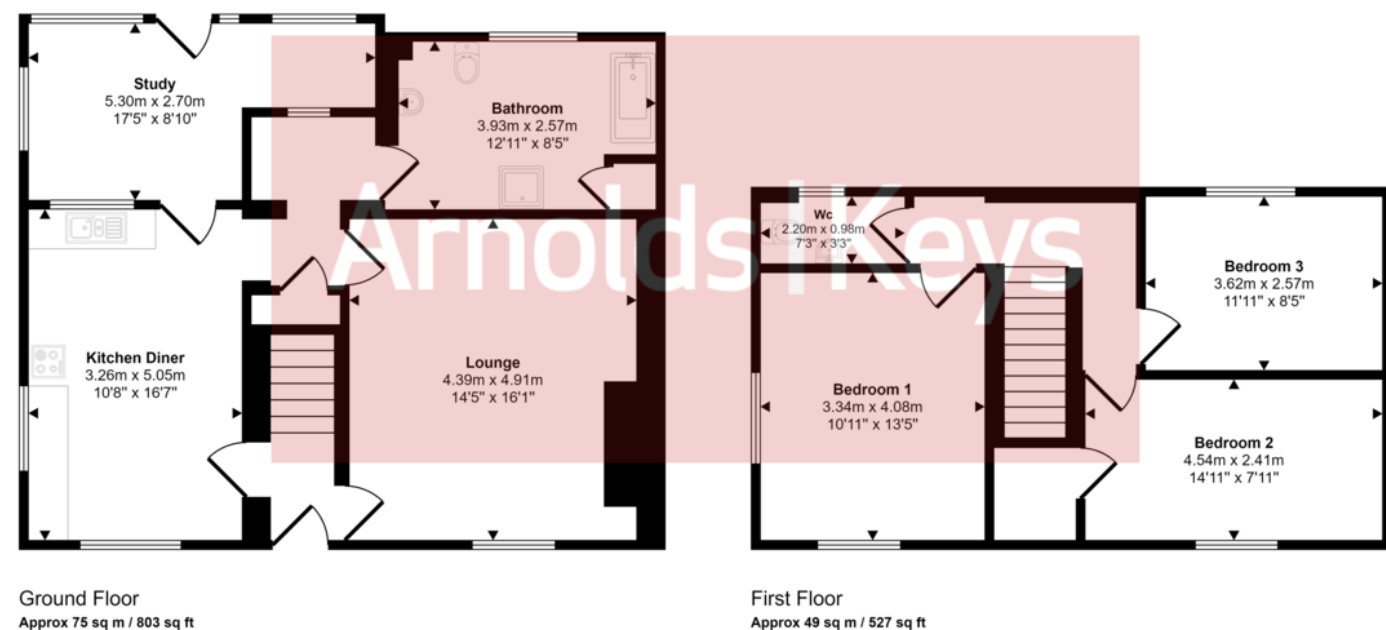




Score	Energy rating	Current	Potential
92+	A		102   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



Approx Gross Internal Area  
124 sq m / 1330 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Common Road, Wickmere

**Guide Price £395,000**

**\*NO ONWARDS CHAIN\*** A three-bedroom cottage located in the idyllic village of Wickmere, with characterful features, ample off road parking and field views to the front.

- No Onwards Chain
- Three Bedroom
- Characterful Cottage
- Rural Village Location
- Ample Off-Road Parking
- Field Views
- Wood Burning Stove

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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**County** 01263 738444  
**City** 01603 620551  
**Coastal** 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.

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## Property Description

### DESCRIPTION

Situated within the picturesque village of Wickmere is this three-bedroom end terraced cottage benefitting from uninterrupted field views to the front and characterful features throughout, such as wooden beams and the delightful wood burning stove. The property is approached via a large driveway which provides ample off-road parking.

Upon entering the property to the left-hand side is the kitchen/diner which leads through to the study - perfect for those still working from home or the perfect room to enjoy a view of the garden. There is a ground floor bathroom fully fitted with bath and a separate shower cubicle and a cosy living room with a wood burner (installed just last year.) To the first floor there are three double bedrooms, two of which advantage from field views to the front and a W/C.



### GROUND FLOOR

#### ENTRANCE HALL

Door to front entrance, stairs and doors leading to:-

#### KITCHEN/DINER

Fitted base units with worktop over housing stainless steel sink with drainer. Space for washing machine, dishwasher, oven and fridge freezer. Radiator. Double glazed windows to front and side.

#### STUDY

Two double glazed windows to rear, one to side and one through to kitchen. Patio door into rear garden. Radiator. Oil fired boiler.

#### BATHROOM

Four-piece suite comprising bath, W/C, sink, shower cubicle with electric wall mounted shower. Airing cupboard. Radiator. Double glazed window to rear.

#### REAR LOBBY

Space for tumble dryer, double glazed window to rear. Radiator. Cupboard under the stairs.

#### LIVING ROOM

Double glazed window to front. Radiator. Wood burning stove.

### FIRST FLOOR

#### BEDROOM ONE

Two double glazed windows; one to side and one to front. Radiator.

#### W/C

Double glazed window to rear. W/C, sink, radiator.

#### BEDROOM TWO

Double glazed window to rear. Radiator.

#### BEDROOM THREE

Double glazed window to front. Built in wardrobe.

### OUTSIDE

The property is approached via a large driveway with ample parking for multiple cars. There is side access through to the rear garden which is mainly laid to lawn and hosts outside storage including a brick built outbuilding and a shed.

### AGENTS NOTES

This property is Freehold.  
Oil fired central heating.  
Drainage is via septic tank.  
Council Tax Band: B (£1,179.85)