



The Cottage, Chapel Street, Orston, Nottingham

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 OLIVER REILLY







# The Cottage, Chapel Street, Orston

- LOVELY END TERRACE COTTAGE
- HIGHLY DESIRABLE VILLAGE LOCATION
- GENEROUS LOUNGE WITH LOG BURNER
- FULL OF CHARACTER & CHARM
- NO ONWARD CHAIN!
- ONE LARGE DOUBLE BEDROOM
- SPACIOUS OPEN-PLAN DINING KITCHEN
- EXCELLENT CONDITION THROUGHOUT
- ON STREET PARKING AVAILABLE
- Tenure: Freehold EPC 'C' (69)

## CHARACTER & CHARM IN ABUNDANCE...! \*\*NO CHAIN!!\*\*

Say Hello to this beautiful bespoke end terrace cottage. Enjoying a lovely position in the heart of the highly desirable Conservation village of Orston.

This cracking character-filled home dates back to 1843 and has been extremely well-maintained throughout. Effortlessly providing a wonderful array of original and timeless period features that truly captivate this MAGNIFICENT LITTLE GEM!

The property enjoys a BRIGHT & BEAUTIFUL internal layout, showcasing a DECEPTIVELY DEGREE OF SPACE. Comprising: Generous DUAL-ASPECT dining kitchen with Rangemaster, a large beamed lounge with eye-catching feature fireplace, housing an inset multi-fuel stove. The first floor provides a large landing with fitted storage cupboard, a COPIOUS DOUBLE BEDROOM with further integrated storage and a lovely yet traditional art-deco three-piece bathroom with overhead power shower.

Further benefits of this SYMPATHETICALLY STUNNING home include hardwood single glazing throughout and gas fired central heating, via a modern combination boiler, installed in 2022.

On street parking is available, on a first come, first served basis.

If you're searching for the perfect place to call HOME... Look no further! This delightful, quirky and personality filled home is ready and waiting for your instant appreciation. Marketed with NO ONWARD CHAIN!!



Offers in excess of £190,000



## OPEN-PLAN DINING KITCHEN:

13'10 x 12'7 (4.22m x 3.84m)

## LOUNGE:

13'7 x 12'8 (4.14m x 3.86m)

## FIRST FLOOR LANDING:

10'6 x 5'4 (3.20m x 1.63m)

## BEDROOM:

13'6 x 12'8 (4.11m x 3.86m)

## BATHROOM:

9'5 x 7'9 (2.87m x 2.36m)

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in 2022 and hardwood single glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

## Approximate Size: 685 Square Ft.

Measurements are approximate and for guidance only.





**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Rushcliffe Borough District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'C' (69)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

### **Money Laundering Regulations:**

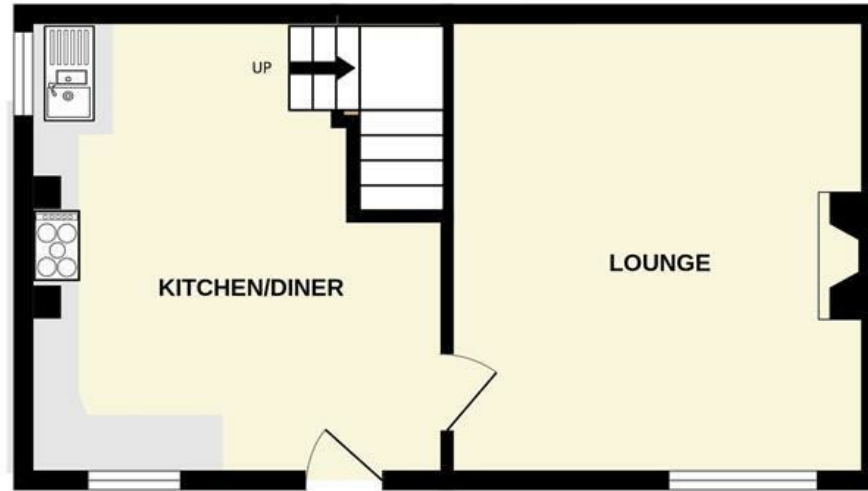
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



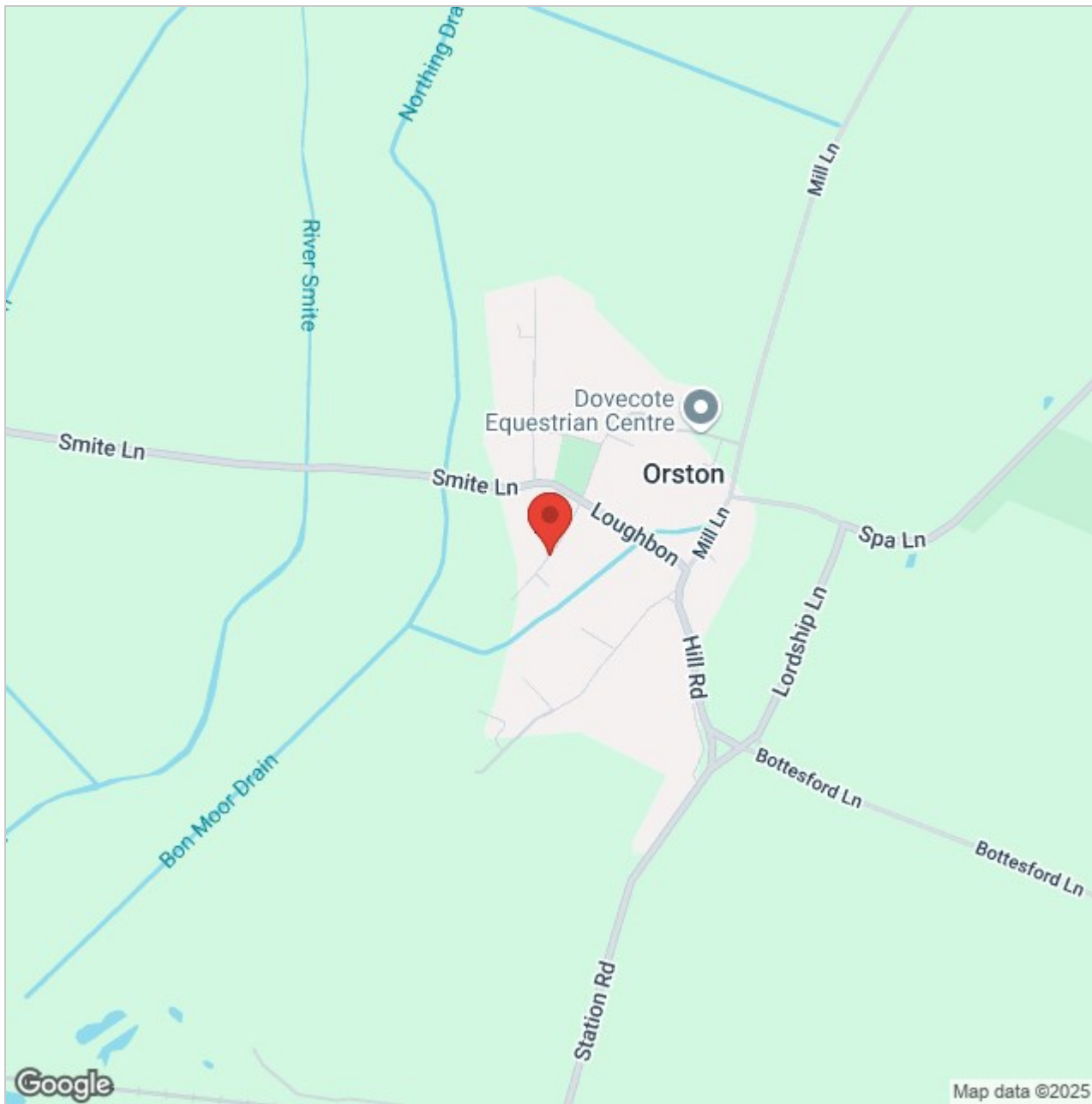
GROUND FLOOR



1ST FLOOR

OLIVER REILLY





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 