

# Mitchell & Partners Ltd

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**SOLE AGENCY**  
**VIEWINGS WITH MITCHELL & PARTNERS ONLY**

## **“LILAC COTTAGE”, 10 MARE JEAN BOTT**



**PRICE: £179,500.00 Freehold new price**

Situated in the oldest part of town this is a most delightful 'one up one down' cottage in very good condition. It is an ideal pied-a-terre, investment for rental or permanent home for one or two people.

The accommodation comprises: Sitting room with corner kitchen, double bedroom and en-suite bathroom.

There is gas fired central heating and water heating. Curtains are included in the sale.

Entered through an East facing UPVC half glazed door into:

**SITTING ROOM**

:

**11' 7" x 16' 1" (3.55m x 4.92m)**



Large East facing UPVC sash window with curtains, tiled floor, under stair storage, overhead light, 6 power points, television aerial and sky dish, central heating thermostat, central heating radiator.

**INTEGRAL KITCHEN**



Parkinson Cowan oven with grill and 4 hob rings, refrigerator, plumbing for washing machine, 7 fitted units (2 standard, 3 eye-level, 1 corner), wooden work surface, stainless steel sink with drainer and mixer tap, splash back tiles, 2 spot lights, 4 power points, tiled floor.

Up carpeted stairs with wooden railings to:

**BEDROOM**

:

**11' 7" x 10' 11" (3.55m x 3.33m)**



2 East facing UPVC windows with curtains, central heating radiator, overhead light, fitted carpet, fitted cupboards and shelving around the bed head.

**EN-SUITE**

:

**11' 7" x 5' 6" (3.55m x 1.69m)**

Suite of bath, with shower fitting, W.C (with wooden seat) and wash hand basin, mirror with light and shaver point, splash back tiling, heated towel rail, West facing UPVC obscured glass sash window, tiled floor, West facing UPVC obscured glass casement opening window, cupboard with boiler (and light).





