

# Arnolds | Keys



## Lion Cottage Crown Road, Buxton, NR10 5EH

Guide Price £260,000

- 19th CENTURY SEMI DETACHED COTTAGE
- NO ONWARD CHAIN
- TWO BEDROOMS
- OPEN FIREPLACES
- CHARACTER FEATURES THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- GARDEN
- GAS CENTRAL HEATING



# Lion Cottage Crown Road, Buxton NR10 5EH

This fantastic, two bedroomed period cottage offers a whole multitude of period features including exposed floorboards, beams and cast iron open fireplaces. An open plan kitchen dining room offers a pleasant entertaining space whilst the separate lounge gives you the ideal place to relax.



Council Tax Band: B



## **Description**

This charming two bedroom period cottage is brimming with character, showcasing exposed floorboards, beams, and cast iron open fireplaces. The open plan kitchen and dining room provide a delightful space for entertaining, while the separate lounge offers a perfect retreat for relaxation.

## **Kitchen**

Norfolk Pamment floor, decorative fireplace, double glazed window to front aspect, space for oven, space for fridge, a range of base, and wall units.

## **Dining Room**

Double glazed windows to front and rear aspect looking into boot room, cast iron fireplace hearth, stripped wood floor, storage cupboard, radiator.

## **Lounge**

Double glazed window to side aspect, cast iron fireplace hearth, radiator

## **Boot Room**

Norfolk Pamment floor, double glazed door leading to garden, and high level window.

## **Stairs to first floor landing**

## **First floor landing**

Airing cupboard, double glazed window to side aspect,

## **Main bedroom**

Double glazed window to rear aspect, radiator, two built in wardrobes, wooden flooring.

## **Bathroom**

"L" shaped bathroom, double glazed window to front aspect, radiator, a white three piece suite comprising low level WC, bath with shower over, pedestal sink, storage cupboard.

## **Bedroom 2**

Wooden flooring, double glazed window to side aspect, radiator, further alcove area.

## **External**

Courtyard garden enclosed by brick walls, gated pedestrian access to front aspect.

## **Storage Room**

Across the garden, this storage room has space for a washing machine and fridge freezer.

## **Agents Notes**

Flying Freehold

Mains drainage

Gas and electricity are connected


Council Tax - Broadland - Band B

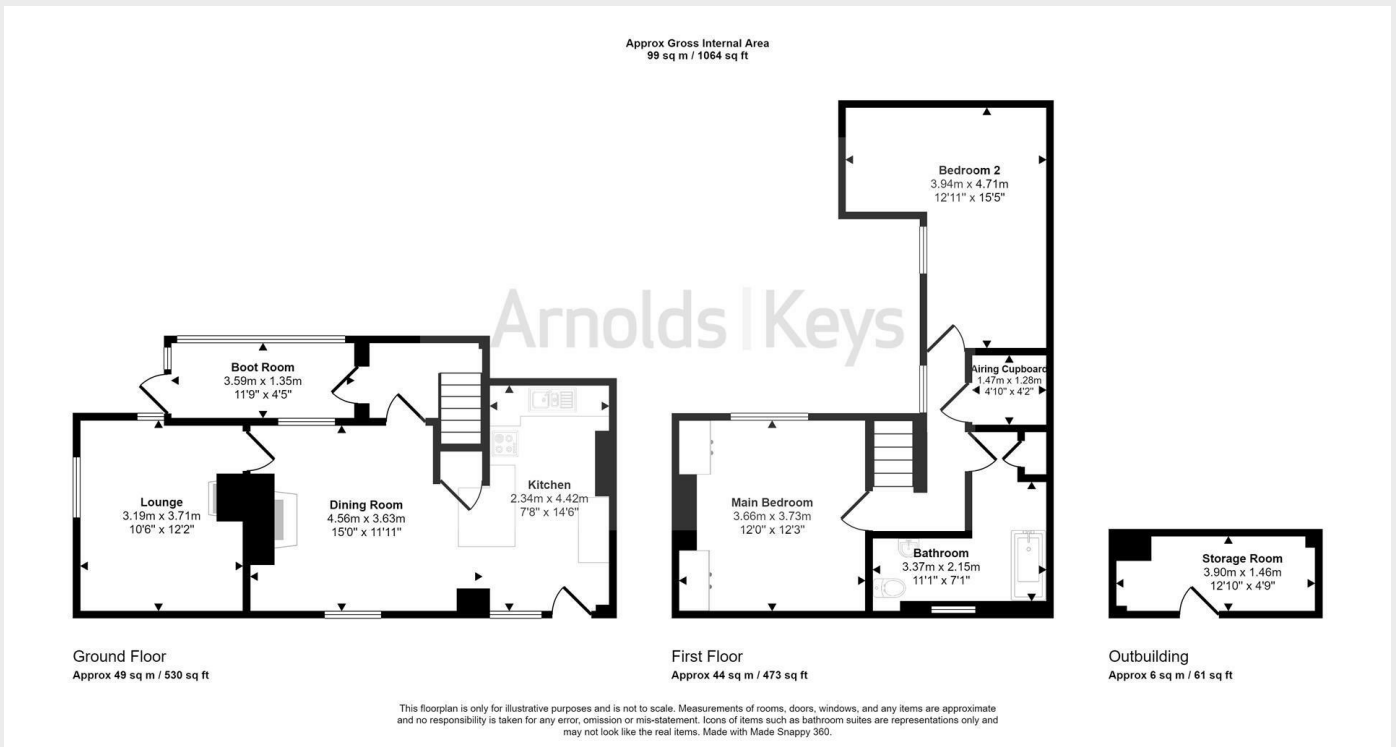


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</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 	



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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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.

