



*For Sale*

*In*

*Codford*



**69 High Street**



Grade II listed semi detached cottage situated in the sought after Wiltshire village of Codford.

The well planned accommodation comprises a Sitting Room with inglenook fireplace, Kitchen, Dining Room, Rear Lobby, Cloakroom, Bathroom, LPG Heating and an enclosed Rear Garden.

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**Sitting Room** 25'7" max x 12'1" max (7.81m x 3.69m)

Front and side aspect secondary glazed windows, stone and brick built inglenook fireplace, radiator, exposed timbers to ceiling, wall lighting, television point, telephone point, door to:

**Kitchen** 12'10" x 9'10" (3.92m x 3.00m)

Rear aspect secondary glazed window, range of fitted wall and base units with wood block work surfaces and inset Belfast style sink with mixer tap, space and plumbing for a washing machine, electric cooker, storage cupboard, tiled flooring, opening to dining room, door to:

**Rear Lobby**

Rear and side aspect windows, tiled floor, door to rear garden, door to:

**Cloakroom**

Rear and side aspect obscure glazed windows, tiled flooring, low level W.C, corner wall mounted wash hand basin.

**Dining Room** 4.15m max x 2.39m max (13'7" x 7'10")

Rear aspect secondary glazed window, under stairs storage cupboard, gas fire with back boiler, radiator, intercom security telephone, digital control for the central heating system, stairs to:

**Landing**

Access to the loft space, radiator, intercom telephone, doors to:

**Bathroom** 5'9" x 7'9" (1.75m x 2.35m)

Rear aspect window, white bathroom suite comprising of a panelled bath, close coupled W.c and a pedestal wash hand basin, cork tiled flooring, part tiled walls.

**Bedroom One** 12'10" x 12'0" (3.91m x 3.66m)

Front aspect secondary glazed window, built in double wardrobe, radiator.

**Bedroom Two** 10'0" x 12'7" (3.05m x 3.84m)

Front and side aspect windows, built in double wardrobe, radiator.

**Bedroom Three** 10'4" x 10'2" (3.14m x 3.11m)

Rear aspect window, radiator, telephone point.

**Rear Garden**

Fully enclosed and well maintained rear garden with gated side access which is laid mainly to lawn with shrub and flower borders and further benefits from a garden shed and the LPG gas tank for the central heating system.

Guide Price £240,000

Northwood, Warminster (Agent)

Previous Sales from Land Registry

£77,000 28 April 1995