



## 2 Prospect Place Collier Street, TN12 9RP

Price Guide £300,000  
EPC RATING: D







Guide Price £300,00 - £320,000 Set in this quiet village location, is this attractive two double bedroom terraced cottage, dating from 1866. As you enter the pretty sitting room, you're welcomed with a brick fireplace, timber ceiling beams and wood stripped flooring. A doorway from here leads into the kitchen/dining room, with its range of cabinetry, built in oven and hob with a staircase beside taking you to the first floor. A small lobby provides a pantry and utility area with plumbing for the washing machine, with a door opposite leading to the garden. This leads to the newly renovated three piece bathroom.

Upstairs, there are two double bedrooms, both with wood stripped flooring, with the main bedroom to the front offering built in wardrobes and cast iron fireplace and the rear with further storage cupboard and access to the loft area. Outside, there is a pathway to the front door with gravel and shrub bed beside, and to the rear, a pretty 55' country garden, with paved patio, shrub beds and lawn which leads to the timber summer house at the rear, an ideal, secure office space, or place to sit and enjoy the garden.

We understand there is a shared access along the rear of the gardens for the cottages, with a right of way providing access to the rear of the cottages. The property also benefits from private drainage services for waste water.

MATERIAL INFORMATION

Freehold  
Council Tax Band C  
EPC Report D



• Guide Price £300,000 - £320,000 • Attractive Two Double Bedroom Cottage • Character Features • Sitting Room With Brick Fireplace • Kitchen/Breakfast Room With Utility Area • 55' Rear Garden • Insulated Timber Summer House/Home Office

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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