



Maillard  
& Co

£ 459,000

Queen's Lane

For Sale



“Quaint Character Bungalow with Garden and  
Parking”

2

Bedrooms

2

Receptions

1

Bathrooms

For Sale

## Property features

Parking for One Car

Enclosed Patio Garden

No Onward Chain

A Little TLC Required



## Property details

Quietly tucked away on a private lane on the outskirts of town, this quaint character cottage makes an ideal first home and is a super alternative to a flat.

Deceptively spacious, the cottage provides two reception rooms, both of which lead out to the enclosed rear patio garden and the kitchen provides space for casual dining. The accommodation is flexible and could easily be adapted to be utilised as a three bedroom home if required.

Benefitting from lots of natural light from the roof lights and with a little TLC this home offers great potential to enhance and improve.

Parking is provided for one car in the private lane.

Mains drains and water. Electric heating (part underfloor). Freehold.

Quaint Character Bungalow with Garden and Parking

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.











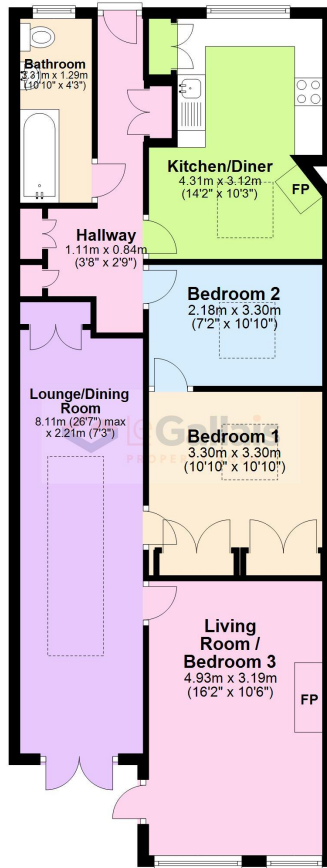






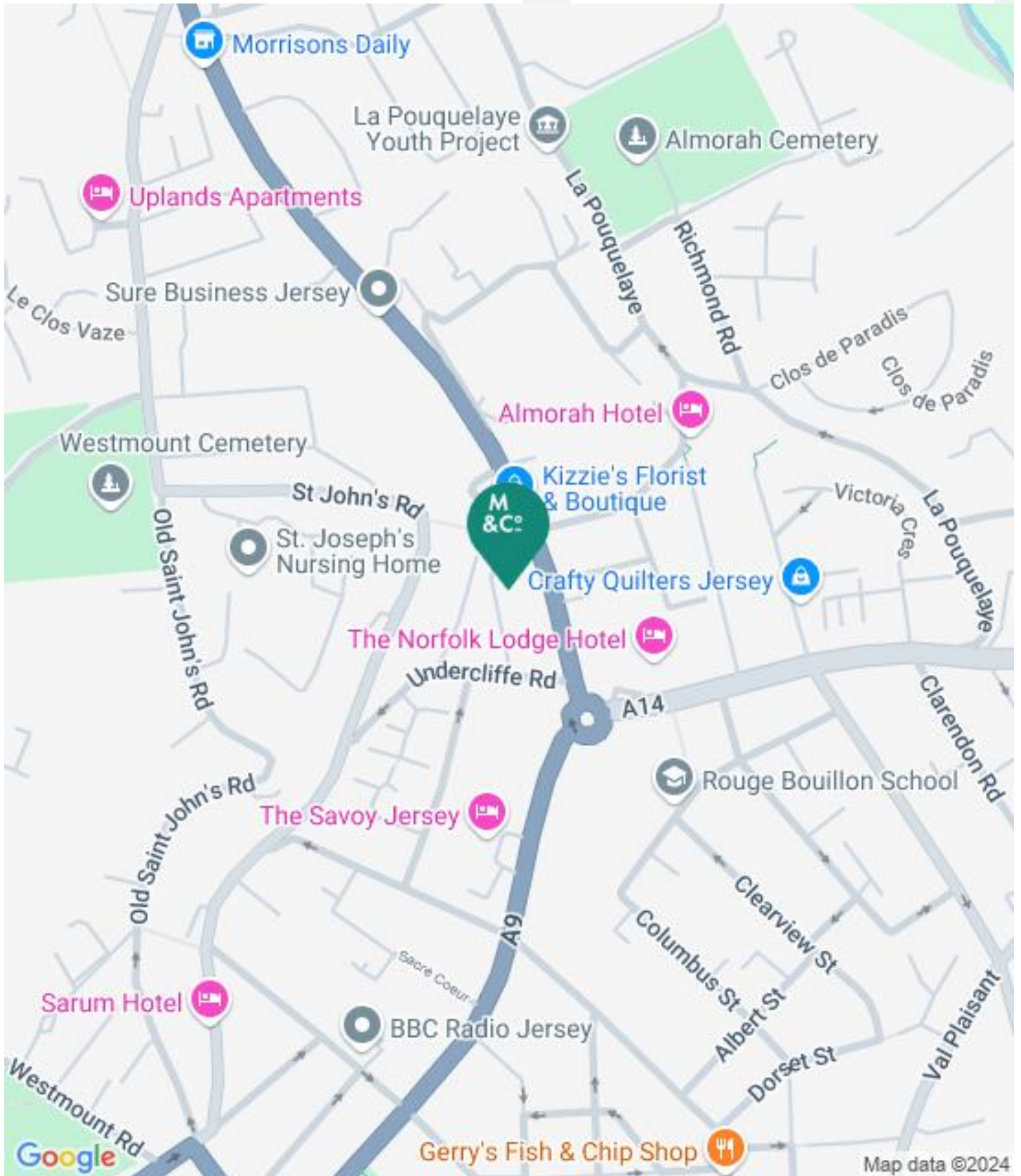
### Ground Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.2 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.  
Plan produced using PlanUp.





Bradley Rolland

---

Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184



Bridie Newsham

---

Sales Consultant

[bnewsham@maillardandco.com](mailto:bnewsham@maillardandco.com)

01534 883103