



Maillard  
& Co.

£ 450,000

The Lodge, Savile Street

For Sale



“Newly renovated, two bedroom cottage with patio garden.”

2

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

Completely refurbished throughout

Patio Garden

Fully integrated kitchen

Town cottage

Two double bedrooms

Storage plentiful



## Property details

Newly renovated, two bedroom cottage with patio garden.

The Lodge, is a delightful modern cottage, tucked away on a quiet private lane just on the outskirts of town. This charming cottage, presents itself in walk-in condition throughout. The entrance provides three large storage cupboards, one being utilised as a gaming/computer hub, leading out to the low maintenance patio garden. The spacious lounge provides the perfect space for entertaining and dining alike. There is a separate modern kitchen with fully integrated appliances and additional space for dining. The house shower room completes the lower level of this cottage. To the first floor, there are two double bedrooms, the Master with built in storage and access to the attic space for additional storage.

All mains excluding gas. Newly fitted electric heating system and fully double glazed. Sold with vacant possession.

Regret no parking included, residents parking scheme and car parks nearby.

## 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.



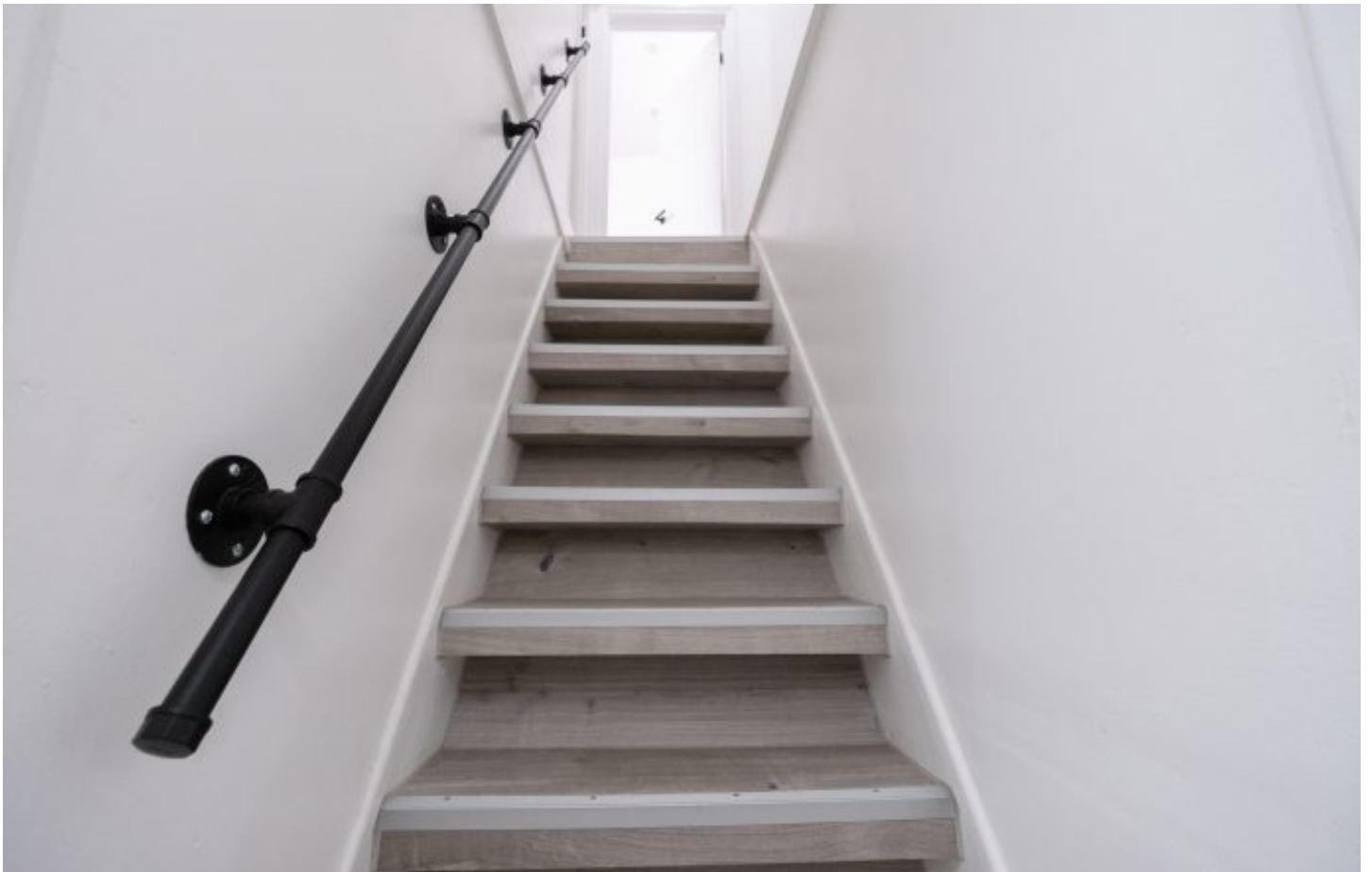






















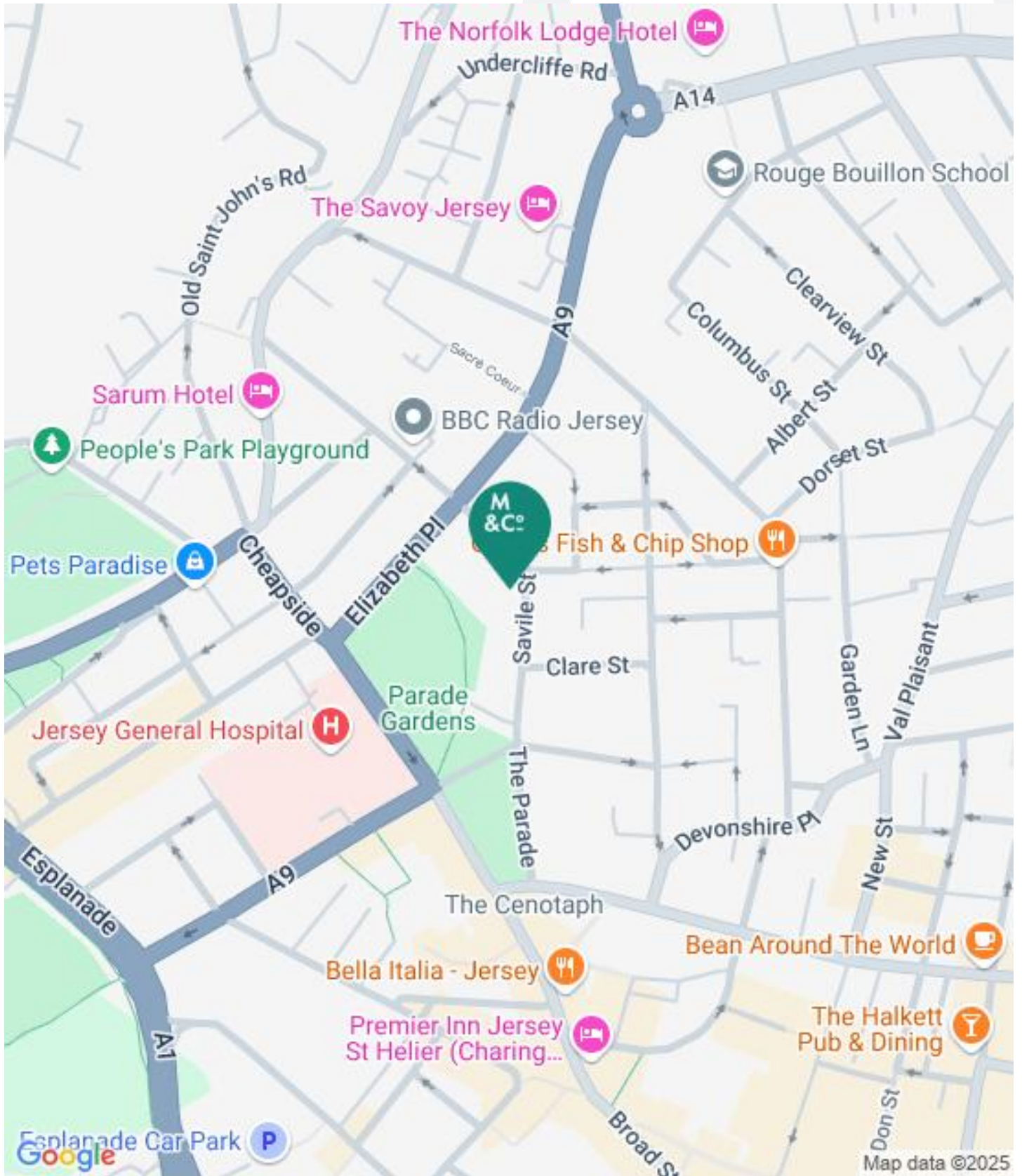
**GROUND FLOOR**  
341 sq.ft. (31.7 sq.m.) approx.

**1ST FLOOR**  
240 sq.ft. (22.3 sq.m.) approx.



**TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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