





\*\*\* STUNNING CHARACTER PROPERTY IN THE HEART OF MELBOURNE \*\*\*\*  
PERFECT BALANCE OF MODERN LIVING AND CHARM \*\*\*\* This is a great opportunity to purchase a beautiful cottage in a perfect position in the village. The property has been well kept and in brief offers a reception hall, lounge with feature fire place. dining room and a fitted kitchen. Two double bedrooms, bathroom with bath and a separate shower, landing with study area and a loft with pull down ladder. Allocated parking space and bin storage area. The property is offered for sale with no upward chain.



## HALL

Entrance door into the hallway with side glazed panel and double glazed window to the side elevation. Stairs to the first floor and doors to -

## LOUNGE

Sash window to the front elevation, radiator, feature fire surround and tiled half. Exposed beam ceiling and two wall lights.

## DINING ROOM

Exposed beamed ceiling, sash window to the front elevation, radiator and half glazed door into the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric oven and hob with extractor hood, sash window to the front elevation, radiator, plumbing and space for a washing machine and dishwasher and further appliance spaces.

## FIRST FLOOR LANDING

Good size landing with study area, two windows, two radiators, loft access with pull down ladder, storage cupboard and doors to -

## BEDROOM 1

Exposed beamed ceiling, radiator and window to the front elevation.



## BEDROOM 2

Exposed beamed ceiling, radiator and window to the front elevation.







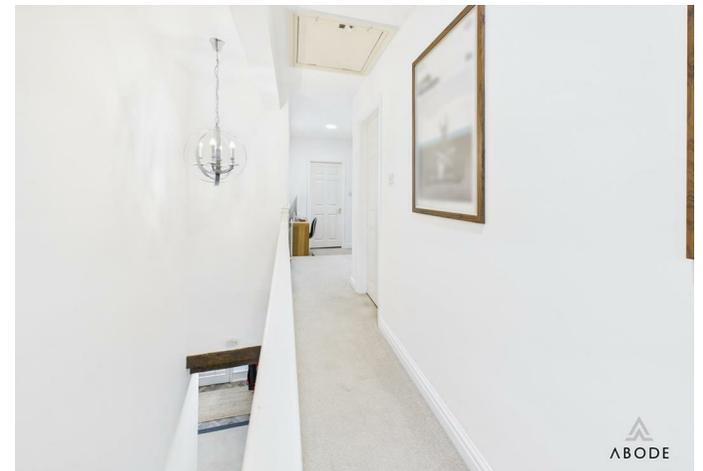
## BATHROOM

Panel enclose bath, separate shower, wash hand basin, low flush WC, radiator and window to the front elevation.

## OUTSIDE

Outside offers an allocated parking space and bin storage area.









Approximate total area<sup>(1)</sup>

45.9 m<sup>2</sup>

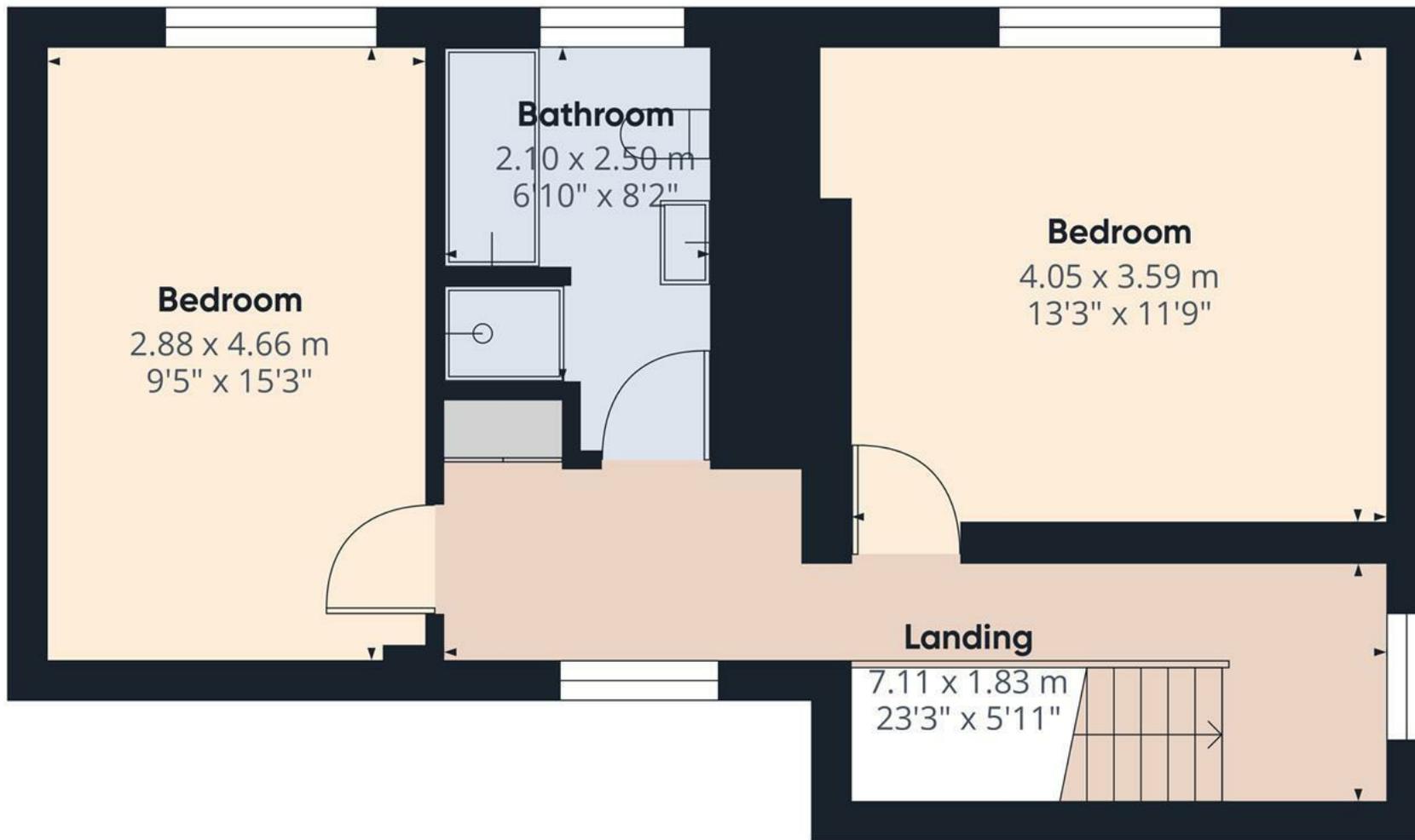
494 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>

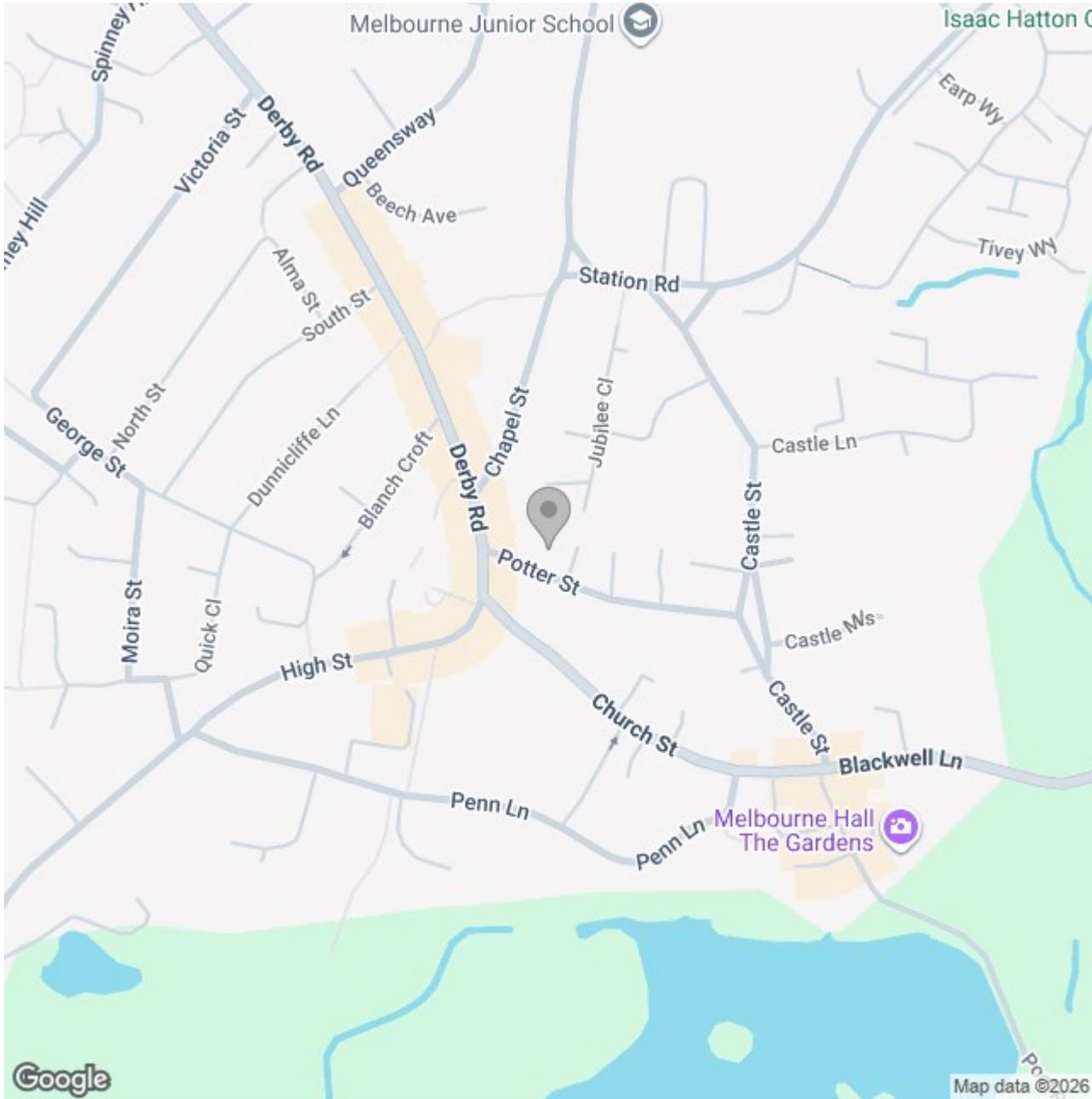
43.6 m<sup>2</sup>  
469 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	