welcome to
Rawson Square
One bedroom mid terrace cottage beautifully presented in highly desirable location in the heart of Idle village. Early viewings are recommended to avoid disappointment with no onward chain and ideal for first time buyers or buy to let investors. Guide Price £100,000 - £120,000
**Entrance Hall**
There's a timber door to the front, with a central heating radiator, alarm panel, two windows to the side which are UPVC double glazed and stairs rising to the first floor.

**Open Plan Lounge/kitchen**
**Lounge Area**
14' 10" max x 13' 10" max (4.52m max x 4.22m max)
There's a window to the front which is UPVC double glazed with a central heating radiator and fire place with gas fire.

**Kitchen Area**
11' 9" x 8' (3.58m x 2.44m)
Fitted kitchen with a range of shaker style wall and base units, complimentary solid wood butchers block work surfaces and a Belfast double sink. Gas hob with electric oven, extractor above, tiled splash backs, plumbing for a washing machine. There is also tiled floor, breakfast bar, window to the rear which is UPVC double glazed and a timber door to the rear.

**Cellar**
You access the cellar via a trap door in the kitchen area.

**Landing**
Stairs rising from the entrance hall with loft access.

**Bedroom One**
11' 10" x 10' 2" (3.61m x 3.10m)
There's a window to the front which is UPVC double glazed with a central heating radiator, walk in wardrobes, built in wardrobes with separate storage.

**Bathroom**
Comprising of low flush WC, wash hand basin, bath with electric shower and separate shower cubicle. There's a window to the rear which is UPVC double glazed, another window to the rear which is single glazed, tiled walls, central heating boiler, extractor fan and central heating radiator.

**Externally**
To the front of the property there is a flagged buffer yard which is ideal for sitting out during the summer months. There is also allocated parking spaces in a parking area.
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- Desirable location in the heart of Idle village
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- No onward chain & ideal FTB or BTL investors

Tenure: Freehold EPC Rating: E

guide price

£100,000 - £120,000

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