



stuart  
thomas

## 304 Daws Heath Road

Daws Heath, SS7 2TY

- CHARACTER COTTAGE
- RENOVATION PROJECT
- POTENTIAL TO EXTEND  
(SUBJECT TO PLANNING  
PERMISSION)

**Guide Price £275,000 - £290,000**

EPC Rating '22'



FRONT PARLOUR 13' 01" x 9' 3" (3.99m x 2.82m)  
Entrance into the front reception room with sash window to the front. Picture rail. Fireplace. Electric heater.

BACK PARLOUR 13' 01" x 11' 11" (3.99m x 3.63m)  
Built in and under stairs cupboard. Electric heater. Picture rail. Sash window to rear. Door to kitchen.

INNER HALL Stairs leading to the first floor.

KITCHEN 10' 08" x 8' 0" (3.25m x 2.44m) A run of base units. Belfast sink. Stand alone gas cooker. Sash window to side. Electric heater. Door to lean to.

LEAN TO Half glazed with doors to the side and rear leading to the rear garden.

LANDING Access to loft. The majority has a picture rail. Fireplace.

BEDROOM ONE 13' 01" x 9' 02" (3.99m x 2.79m) Built in cupboard. Fireplace. Picture Rail. Sash window to

front. Electric heater.

BEDROOM TWO 10' 08" x 8' 00" (3.25m x 2.44m)  
Picture rail. Sash window to side. Fireplace. Electric heater.

BATHROOM 8' 05" x 7' 07" (2.57m x 2.31m) Pedestal hand wash basin. Bath. WC. Wall mounted water heater. Picture rail. Dimplex heater. Sash window to rear.

GARAGE Located to the side of the rear garden and of timber construction.

FRONT GARDEN Small lawned area with mature borders. Off street parking to the side of the property for several cars.

REAR GARDEN South facing and approximately 45 foot (unmeasured) the rear garden has several outbuildings. There is an outside WC and coal shed. Purpose built shed and additional wooden shed. Lawned area with well stocked mature borders.

