



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 read 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. Made with Viewpoint 03025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

PRICE:£375,000



## Lovedean Lane, Lovedean, PO8 8HJ

HUGE POTENTIAL TO EXTEND subject to planning consent as well as BUILDING PLOT POTENTIAL is offered with this TWO BEDROOM SEMI DETACHED COTTAGE. Accommodation boasting lounge, kitchen, ground floor bathroom, sun lounge at the rear, EXTENSIVE DRIVEWAY AND VERY LARGE REAR GARDEN.

#### Entrance Porch

Double glazed front door, double glazed windows to side and rear aspects, internal door to lobby.

#### Lobby

Wall mounted boiler for central heating and domestic hot water, space and plumbing for washing machine, tiled flooring, internal door to lounge, door to bathroom.

#### Bathroom

W: 5' 7" x L: 5' 7" (W: 1.71m x L: 1.69m)

Suite comprising panelled bath with wall mounted shower over, bi folding shower screen, low level wc, wash hand basin, obscured double glazed Georgian style window to front aspect, tiled to principle areas.

#### Lounge

W: 10' 10" x L: 10' 10" (W: 3.31m x L: 3.29m)

Feature fireplace with wood mantle over and tiled hearth, double glazed Georgian style window to front aspect, radiator, fitted cupboard housing utilities and consumer unit, smoothed ceiling.

#### Kitchen

W: 10' 8" x L: 7' 6" (W: 3.25m x L: 2.29m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, electric oven under, tiled to principle areas, glazed window to rear aspect and sun lounge, stairs to the first floor, smoothed ceiling.

#### Sun Lounge

W: 11' 1" x L: 9' 7" (W: 3.37m x L: 2.91m)

(Maximum measurements).

Double glazed windows to side and rear aspects, double glazed sliding patio doors to side aspect / garden, tiled flooring, radiator, smoothed ceiling with pin spot downlighting and power points.

### FIRST FLOOR

#### Landing

#### Bedroom One

W: 11' 1" x L: 10' 8" (W: 3.38m x L: 3.26m)

Double glazed Georgian style window to front aspect, radiator, 'ornamental' feature fireplace, smoothed ceiling.

#### Bedroom Two

W: 8' 3" x L: 7' 5" (W: 2.52m x L: 2.27m)

Double glazed Georgian style window to rear aspect, radiator, smoothed ceiling with access to loft area.

### OUTSIDE

The frontage is mainly shingled to create ample off road parking, outside tap, gated access leading into the large rear garden. The rear is mainly laid with lawn, mature hedgerow and panelled fencing complementing the side and rear boundaries. The rear garden offers huge potential for redevelopment opportunity subject to seeking planning consent approval. Timber garden shed to remain.

