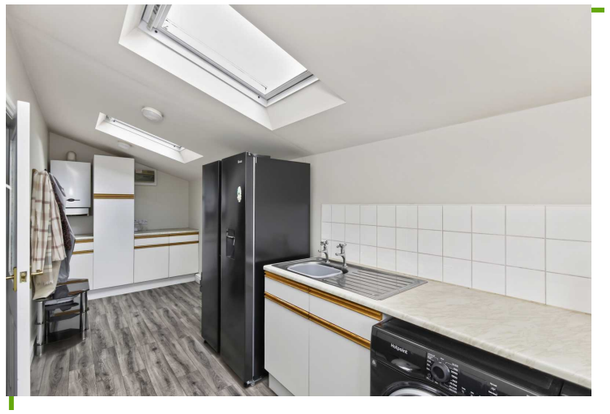




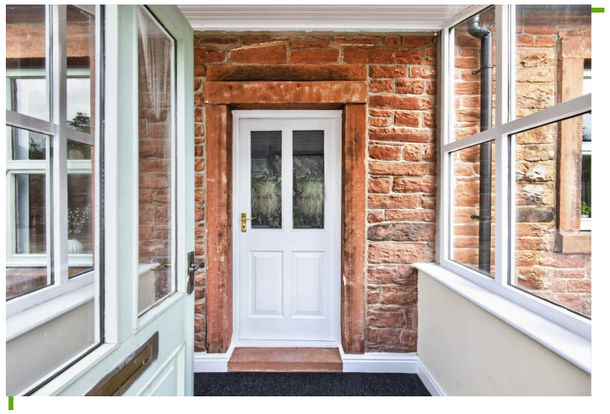












Charlesville Cottage, Station Hill,
Wigton, Cumbria, CA7

**Asking Price: £225,000**

**Tenure: Freehold**

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The Property Ombudsman

# Charlesville Cottage, Station Hill, Wigton, Cumbria, CA7

**Asking Price: £225,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: D
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

DETACHED TWO BEDROOM COTTAGE. TURN KEY READY. This lovely cottage is tucked away but has easy access to the market town of Wigton and good travel links. The property briefly comprises, entrance porch, living/dining room, newly fitted kitchen, utility room, two bedrooms and bathroom internally. Outside is a good size garden and off street parking for four cars. Viewing is highly recommended.

**Entrance Porch**
6'5" x 6'5" (1.96m x 1.96m)
Good size entrance porch welcoming you to this lovely cottage.

**Living/Dining Room**
12'10" x 19'7" (3.9m x 5.97m)
Living/dining room with wood burning stove, having exposed brickwork and being dual aspect allowing natural light to flood the room.

**Kitchen**
9'5" x 11' (2.87m x 3.35m)
Newly fitted kitchen with a range of modern units, gas hob, electric oven and integrated dishwasher.

**Utility Room**
6'7" x 19'8" (2m x 6m)
Large utility room with plumbing for the washing machine and additional storage.

**Bedroom 1**
7'9" x 13'11" (2.36m x 4.24m)
Double bedroom overlooking the rear of the property.

**Bedroom 2**
8'8" x 11'1" (2.64m x 3.38m)
Second double bedroom overlooking the rear garden.

**Bathroom**
8' x 8'11" (2.44m x 2.72m)
Bathroom with bath, shower over, w/c and wash hand basin.

**Outside**
Outside to the side of the property is off street parking for 4 cars, to the rear is a good size enclosed garden with lawn and patio area.

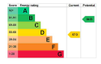
**Agents Notes**
The property has gas heating and is double glazed. The property also has a shared septic tank with 3 other properties, and is located in the road to the front of the property, the current owners have made us aware that they pay £65.00 every 3 years towards the tank being emptied.
The road to the property is a private road , the current owners have not contributed towards the road.

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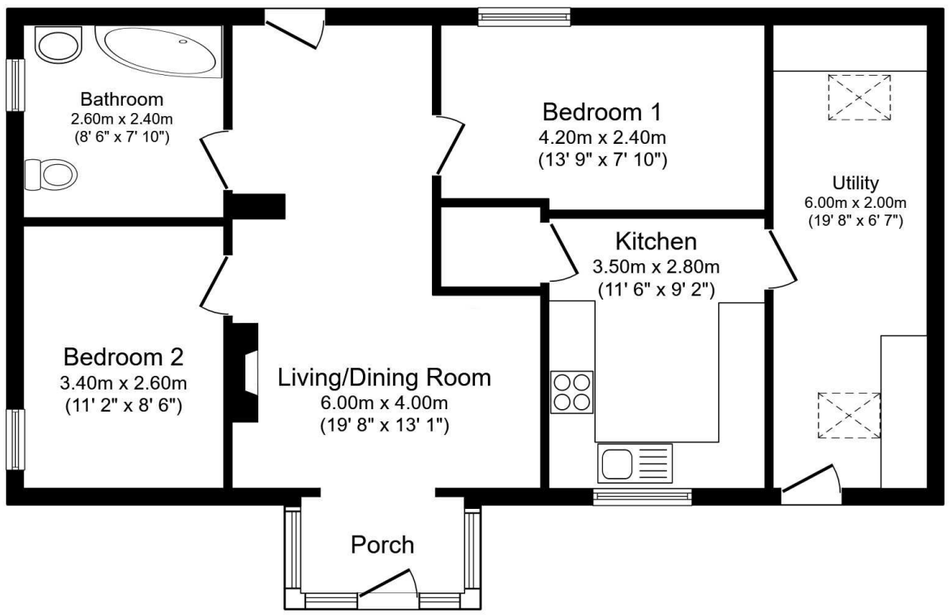
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.




Total floor area 70.2 sq.m. (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.