



HARRISON
Sales &
Lettings
HARDIE

Whittlestone Hollow, Lower Swell

Guide Price £425,000



No Onward Chain.

A Cotswold stone, modern cottage style three bedroom house, in need of some modernisation, set in a small cul-de-sac development within the delightful sought-after village of Lower Swell. A great opportunity for investors, first time buyers and families.

Upon entering the property, you are welcomed into the entrance hall, there are stairs leading to the first floor, and the door on the left leads into the spacious living room, which benefits from a log burner, continuing through to the archway, there is a dining room with double patio doors, that open onto the rear garden, off of the dining room there is the bright kitchen, with spaces for large appliances, an additional door to the rear garden and the sink positioned perfectly in front of the window to provide views of the garden.

Up to the first floor, there are three bedrooms, two of the bedrooms benefit from built-in storage, and a contemporary family bathroom, with bath and overhead shower.

To the rear of the property, there is a mature garden, with a patio area, raised beds, cherry blossom trees and lawn running down the length of the garden. The property benefits further from a garage a short walk away.

EPC: D

Council Tax Band: D

Tenure: Freehold

Agents note: Please note that some stock images have been used.

What3Words: ///vampire.pasta.passenger





Main House Approx. Gross Internal Area:- 77.13 sq.m. 830 sq.ft.
 Garage Approx. Gross Area:- 14.20 sq.m. 153 sq.ft.
 Total Approx. Gross Area:- 91.33 sq.m. 983 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
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