

## Langford Road, Lower Langford

Offers Over £325,000

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**NO ONWARD CHAIN** - A picture book link detached cottage in an established and traditional village location in the heart of the Conservation area absolutely bursting with charm and character... warm and cosy, in the winter, cool in the summer... all within a walk of a country pub

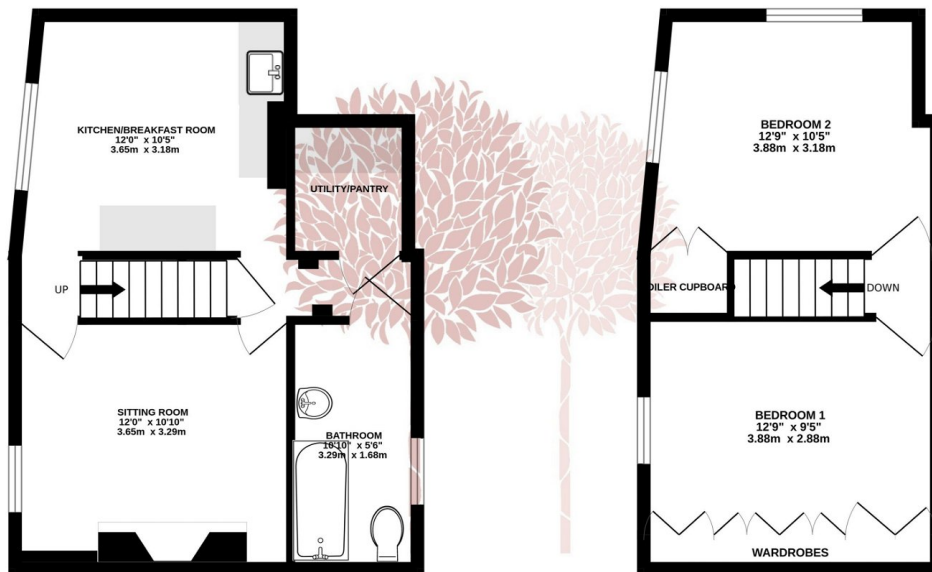


## Key Features

- Delightful link detached cottage
- Double glazing, gas central heating
- Sitting room with open fire
- No onward chain!
- Council Tax Band C
- Village centre location
- Two double bedrooms
- Courtyard garden
- EPC E

GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 used 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.  
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