



Offers Over £150,000 | Leasehold
Tixover Grange, Tixover, PE9 3QN





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- No Onward Chain
 - Over 55s Development
 - Rural Location
 - Expansive Communal Gardens
 - Two Double Bedrooms
 - Separate Utility
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Owl Cottage is a charming two-bedroom bungalow, set within the highly sought-after Tixover Grange, an exclusive development for the over-55s.

Whilst requiring some modernisation, the property offers tremendous potential to create a comfortable and welcoming home.

Benefiting from two generously sized bedrooms, built-in storage, a utility room, and access to expansive communal gardens, Owl Cottage is full of opportunity.

You are welcomed via a porch that opens into a spacious entrance hall. To the left, the kitchen provides extensive worktop space along with a range of wall and base units.

The large dual-aspect living/dining room is flooded with natural light and offers ample space for both dining and relaxation. Sliding doors lead directly onto a patio area, beautifully framed by communal gardens.









The principal bedroom is a generous double with fitted storage, while the second bedroom also accommodates a double bed or makes an ideal guest room or study.

The bathroom is well proportioned and currently features a bathtub with shower over.

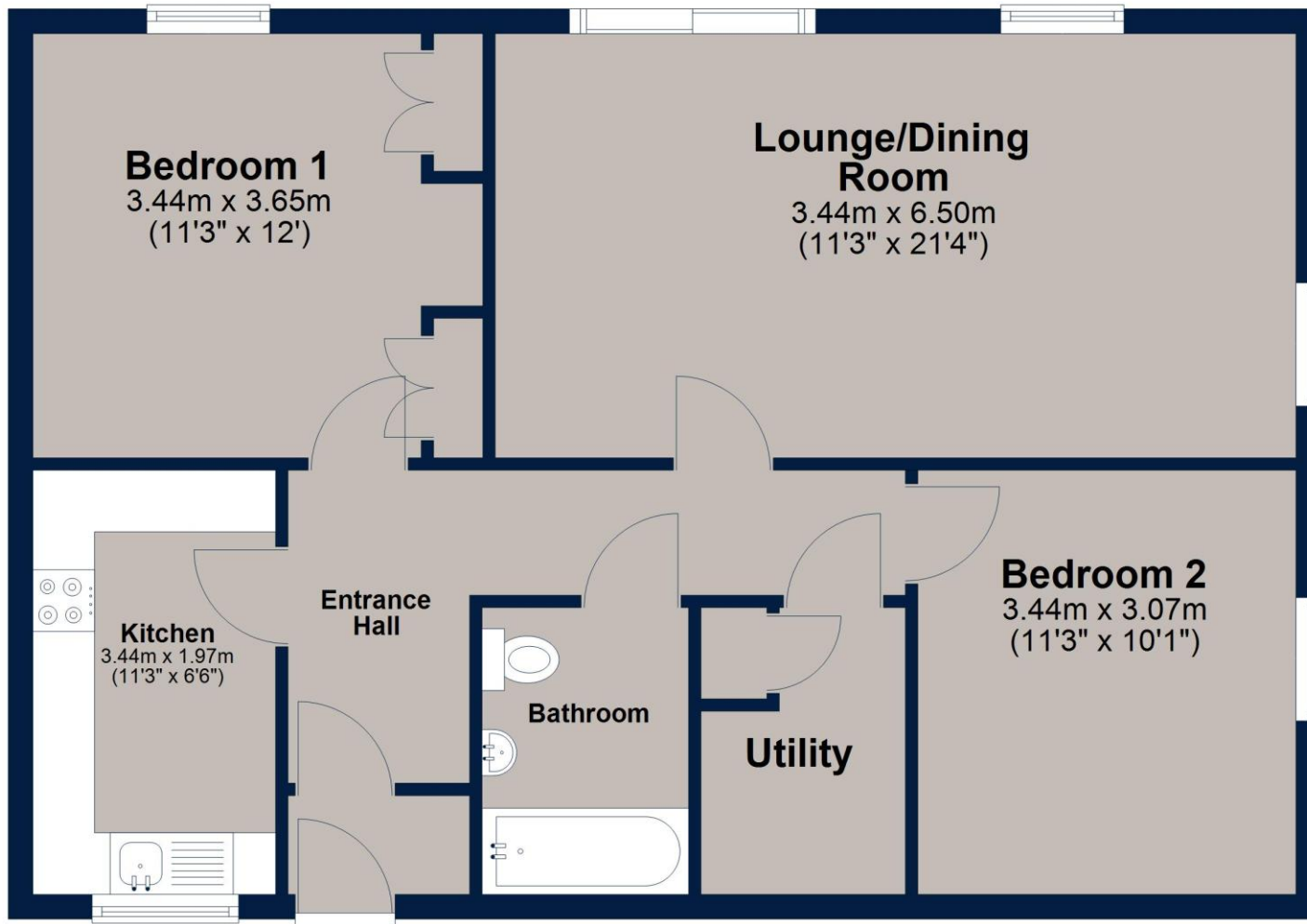
A separate utility room adds convenience, with plumbing already in place for laundry facilities.

Owl Cottage presents a wonderful chance to put your own stamp on a home in the heart of a friendly and established community.



Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.

Plan produced using PlanUp.

Key Information

Council Tax Band - C

Tenure - Leasehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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