



Offers Over £150,000 | Leasehold

Tixover Grange, Tixover PE9 3QN





Key Features & Description

- No Onward Chain
- Over 55s Development
- Rural Location
- Expansive Communal Gardens
- Two Double Bedrooms
- Separate Utility
- EPC Rating D | Council Tax Band
- Service Charge £2374.8 PA | Ground rent £50 PA | 84 years

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.

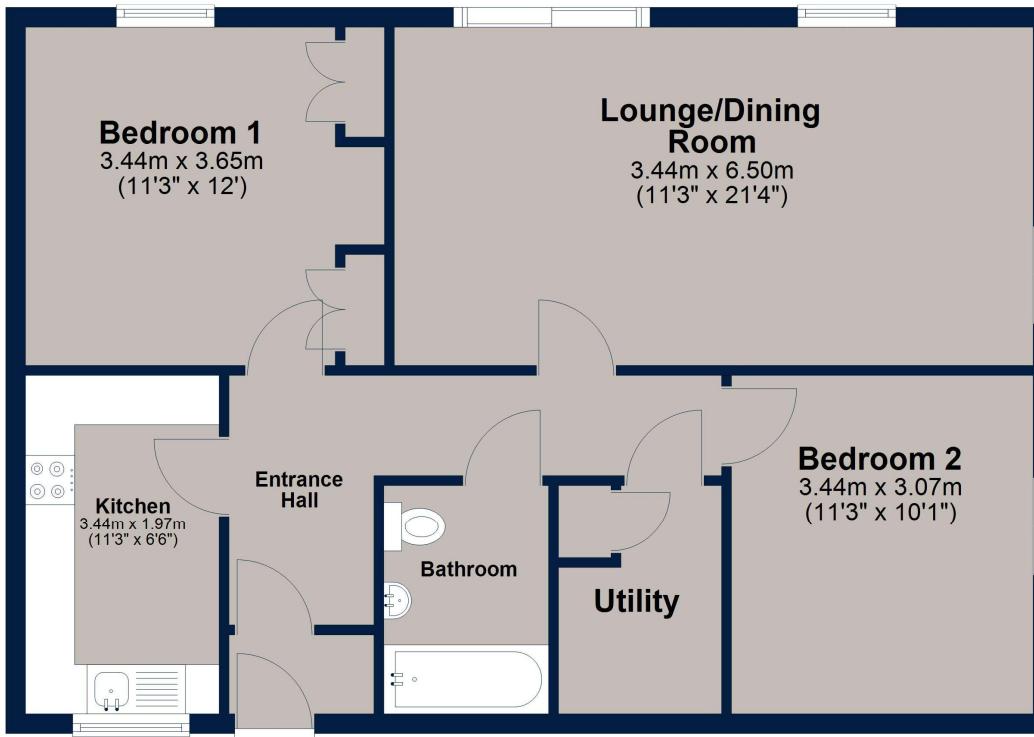
The principal bedroom is a generous double with fitted storage, while the second bedroom also accommodates a double bed or





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.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.