



**TW Property**

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# 6 Stair House School Hill, TN3 8HX



**£215,000**



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## Accommodation...

- ⌘ Entrance Hall ( )
- ⌘ Lounge Diner ( )
- ⌘ Kitchen ( )
- ⌘ Bedroom ( )
- ⌘ En suite shower room ( )
- ⌘ Bedroom ( )
- ⌘ Bathroom ( )

## The Features...

- ⌘ Council Tax band C
- ⌘ REQUIRING REFURBISHMENT
- ⌘ Large lounge diner
- ⌘ OFF ROAD PARKING
- ⌘ Share of Freehold

## The Property...

Located in a highly desirable village, this 2-bedroom first-floor flat is set within a stunning listed building, offering great potential for those looking to put their own stamp on a property. While the flat requires some updating, it boasts generous proportions and a fantastic layout, making it an ideal opportunity for buyers seeking a project with long-term rewards. The property features a large Lounge/Diner, providing a comfortable space for relaxation and entertaining. The room is semi-open to the Kitchen, allowing for a flexible living space that could be further enhanced with modern upgrades.

There are two bedrooms, including a master with an en-suite shower room for added convenience. A second family bathroom is also available, offering a full suite for family or guest use.

Additional benefits include off-road parking and use of a communal garden, a sought-after feature in this village location, as well as the unique charm of living within a listed building. This property offers a fantastic opportunity to create a wonderful home in a popular village location, with local shops, pubs, and scenic countryside walks just a stone's throw away.



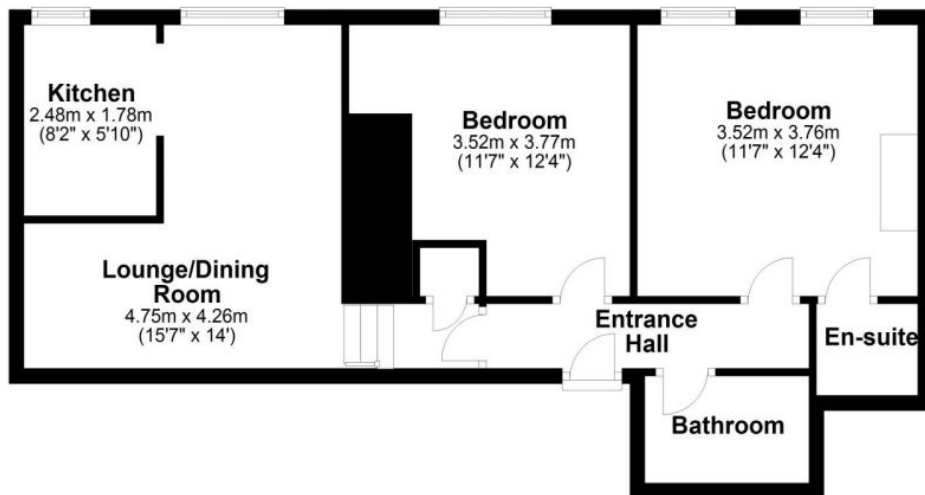


# Summary...

Located in a highly desirable village, this 2-bedroom first-floor flat is set within a stunning listed building, offering great potential for those looking to put their own stamp on a property.

## First Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



Total area: approx. 48.1 sq. metres (517.3 sq. feet)

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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