



6 The Armoury | Glastonbury | BA6 9EN

FREEHOLD

£180,000



## PROPERTY SUMMARY

2  1  1  D 

In need of refurbishment is this characterful, two bedroom middle terrace cottage with a walled courtyard, ideally located in the heart of the historic town centre and situated within a stones through of the High Street and Abbey Grounds has come to the market. The cottage is being offered with NO ONWARD CHAIN, making an ideal starter home or investment opportunity.

### Living Room

15'3 x 10'2 (4.65m x 3.10m)

Radiator. Parquet flooring. Fireplace with a chimney breast with built in cupboards and shelving to both recesses. UPVC double glazed window to front. Through way into inner hallway.

### Inner Hallway

Stairs to first floor. Under stairs storage cupboard. Through way to the kitchen and dining room. Door to bathroom.

### Bathroom

7'7 x 5'7 (2.31m x 1.70m)

Low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Tiled floor. UPVC double glazed window to the rear.

### Dining Room

7'11 x 7'2 (2.41m x 2.18m)

UPVC double glazed door leading to the rear of the property. Archway through to the kitchen.

### Kitchen

8'0 x 7'4 (2.44m x 2.24m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Dual aspect double glazed window to rear and side.

### Landing

Doors to bedroom one and two. Split level landing.



Character Cottage

Living Room

Kitchen/Diner

Two Bedrooms

Bathroom

UPVC Double Glazing

Within A Stones Throw Of The High Street

No Onward Chain



**INTERESTED IN THIS  
PROPERTY**

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**Bedroom One**

15'2 10'4 (4.62m 3.15m)

Recess shelving. UPVC double glazed window to front.  
Radiator.

**Bedroom Two**

10'1 x 7'10 (3.07m x 2.39m)

UPVC double glazed window to rear. Radiator. Access to loft  
hatch.

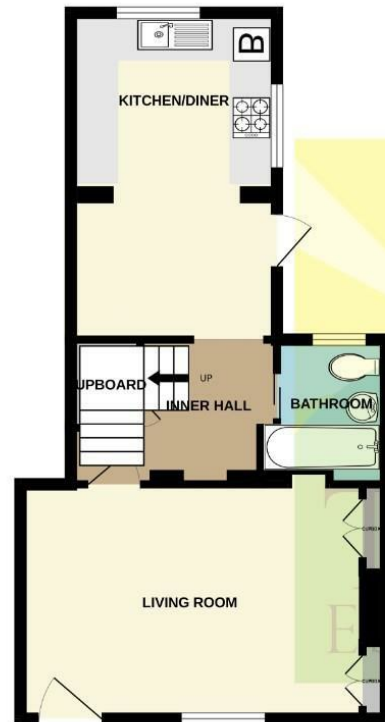
**Rear Courtyard Garden**

Steps leading up to a walled courtyard. This area provides a  
good degree of privacy.

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GROUND FLOOR



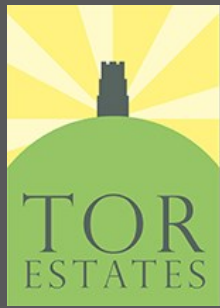
FIRST FLOOR



6 THE ARMOURY, GLASTONBURY, BA6 9EN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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