



Blacksmiths Cottage Main Street, Tugby
£170,000



Part of





Blacksmiths Cottage Main Street

Tugby, Leicester

Charming one-bedroom cottage in Tugby village with lounge, kitchen, courtyard garden and great countryside access. Ideal for first-time buyers, downsizers or investors. £170,000. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming one-bedroom cottage in the sought-after village of Tugby
- Spacious open plan living area
- Generous first-floor double bedroom
- Contemporary 3 piece bathroom suite alongside an additional WC
- Private courtyard garden
- Ideal first-time purchase or buy-to-let investment











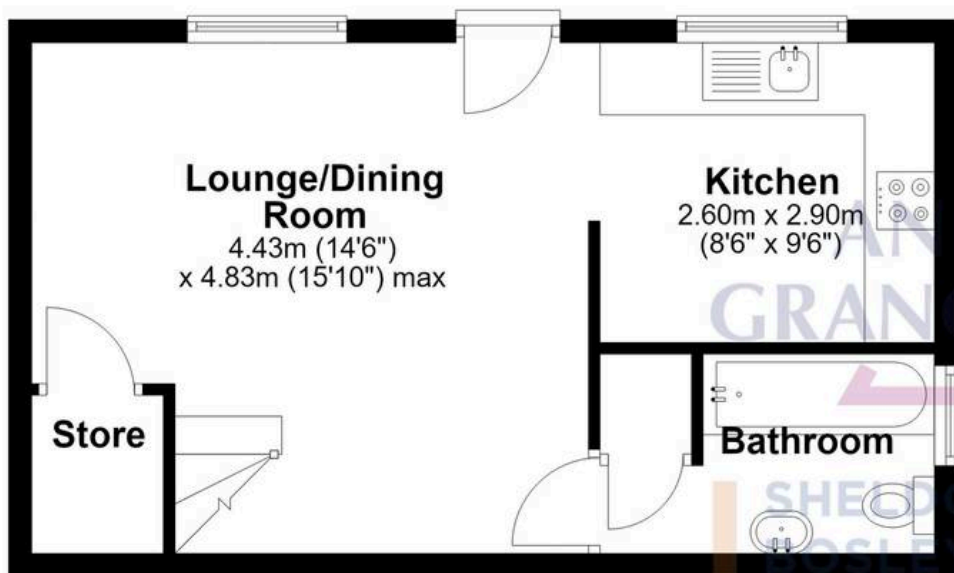


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		105
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		99
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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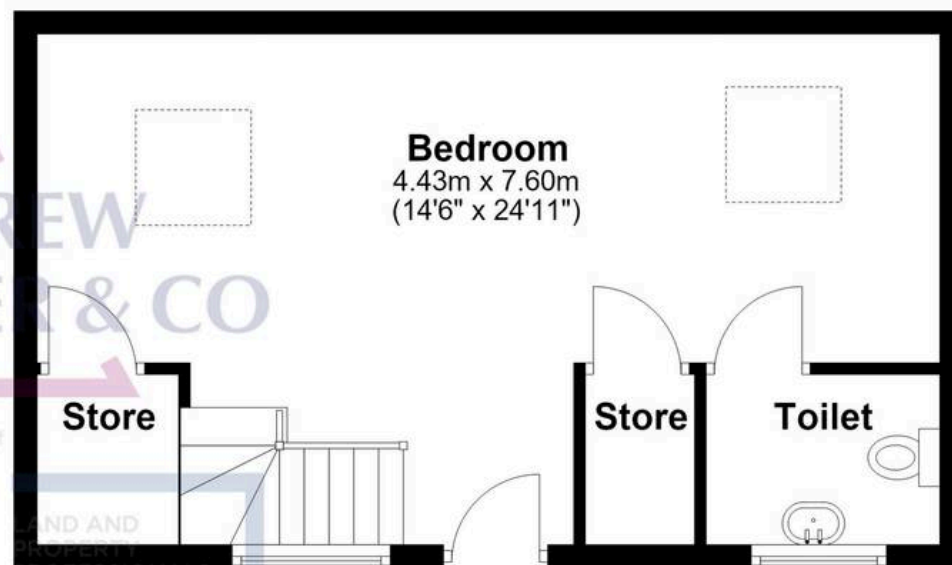
Ground Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part of Sheldon Bosley Knight)

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.