Cranfords
ESTATE AGENTS

£850,000

Local Market

Le Feugre new builds

Castel

Cranfords are pleased to welcome two brand new semi-detached houses to the local market. Situated only a few minutes' stroll to the beautiful Cobo beach, the property is about to be built by a very reputable builder. These properties will offer a modern open plan living/dining and kitchen area, a separate utility room, vaulted entrance hall with separate cloaks/wc as well as a master double bedroom with built in wardrobes and a master en-suite shower room. There will be one further double bedroom with an en-suite bathroom in each property. These new builds would be ideal for someone downsizing and requiring ground floor living or for a family who enjoy being close to the outdoors and beautiful beach. This wonderful home will provide under floor heating throughout, all running on fuel-efficient electrical boilers. Externally there will be off-road brick paving parking and a landscaped garden. Contact Cranfords today on 243878 with your interest!

- 2 Bedrooms
- 2 Bathrooms
- Highly Fuel-Efficient Home
- Double Garage & Off-Road Parking
- West Facing Garden
- Underfloor Heating on Ground Floors
- Opportunity To Plan Layout & Interior To Your Preference
- Two Brand New Builds
- Utility Room & Separate WC
- Chain Free
- Reduced Stamp Duty If Purchased

01481 243878 sales@cranfords.co.uk www.cranfords.co.uk /cranfordsestateagents

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Accommodation

Summary of Accommodation

Vaulted Entrance Hall: Separate Cloaks/WC: Lounge/Kitchen/Diner: Utility Room: Master Bedroom: Master En-Suite Shower: Double Bedroom: En-Suite Bathroom

Services

Main drains electricity and water. electric central heating with fuel-efficient electrical boilers.

Price Includes

Floor coverings and light fittings. Appliances as detailed.

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Possession

By arrangement.

Viewing

Strictly by appointment.

Please note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be

conducted.

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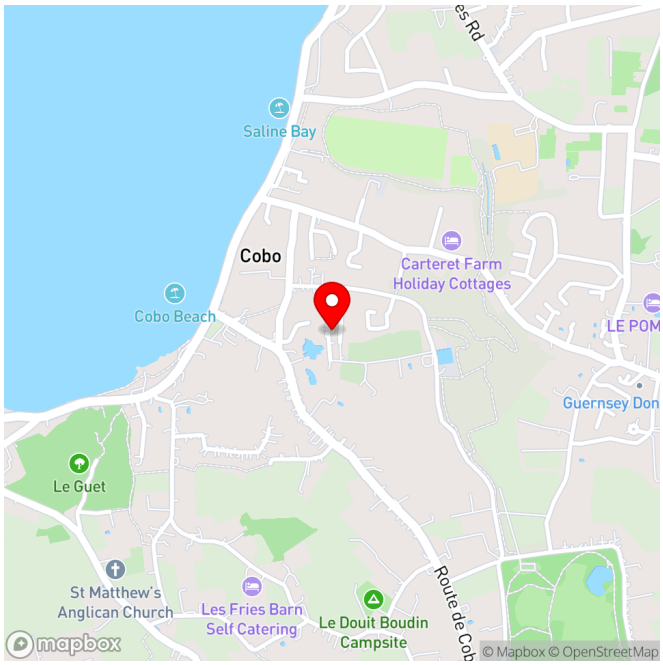

For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.