

La Rochelle Development

St Sampson



Cranfords is pleased to present two brand new terraced properties to the local market. These properties will provide a light and spacious open plan kitchen and lounge area, WC and entrance hall on the ground floors, with 3 double bedrooms, a modern family bathroom and a master en-suite on the top floors. There will be 2 allocated parking spaces for each property and lovely enclosed rear gardens. With local amenities including shops and St Sampsons school just minutes away, these properties would be ideal for growing families or perhaps buy-to-let investors. The properties will be available from December 2024. Contact Cranfords now if you're interested!

- ✓ 3 Bedrooms
- ✓ Family Home
- ✓ 2 Bathrooms
- ✓ Well Designed With Bright & Airy Rooms
- ✓ High Spec Finish
- ✓ Enclosed Gardens
- ✓ TRP 175
- ✓ Chain Free
- ✓ Brand New Build
- ✓ Parking For Two
- ✓ LR3271
- ✓ Document Duty Paid By Developer

Accommodation

Ground Floor

Entrance Hall

6' 7" x 5' 5" (2.01m x 1.65m)

Open Plan Living

Appliances include Neff 4 ring hob and double electric oven, Neff fridge/freezer and Neff Dishwasher. Under floor heated.

42' 0" x 15' 8" (12.80m x 4.78m)

Separate W/C

Under floor heated.

7' 0" x 2' 8" (2.13m x 0.81m)

First Floor

Bedroom 2

13' 4" x 9' 7" (4.06m x 2.92m)

Bedroom 3

9' 1" x 8' 8" (2.77m x 2.64m)

Family Bathroom

Under floor heated.

5' 9" x 8' 8" (1.75m x 2.64m)

Second Floor

Bedroom 1

Max

Built in wardrobes.

13' 5" x 12' 0" (4.09m x 3.66m)

En Suite

Max

Under floor heated.

9' 1" x 8' 8" (2.77m x 2.64m)

Services



Mains electricity, water and drains. Electric central heating.

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

Please Note

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