

La Rochelle Development

St Sampson



Cranfords is pleased to present two brand new terraced properties to the local market. Both of these properties 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. Contact Cranfords now if you're interested and would like to know more!

- ✓ 3 Bedrooms
- ✓ Family Home

- ✓ High Spec Finish
- ✓ Enclosed Gardens
- ✓ Chain Free

- ✓ 2 Bathrooms
- ✓ Well Designed
With Bright & Airy
Rooms
- ✓ Brand New Build
- ✓ Parking For Two
- ✓ Document Duty
Paid By
Developer



01481 243878



sales@cranfords.co.uk



www.cranfords.co.uk



[/cranfordsestateagents](https://www.facebook.com/cranfordsestateagents)

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 5' 8" (1.75m x 1.73m)

Second Floor

Bedroom 1

Max

Built in wardrobes.

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

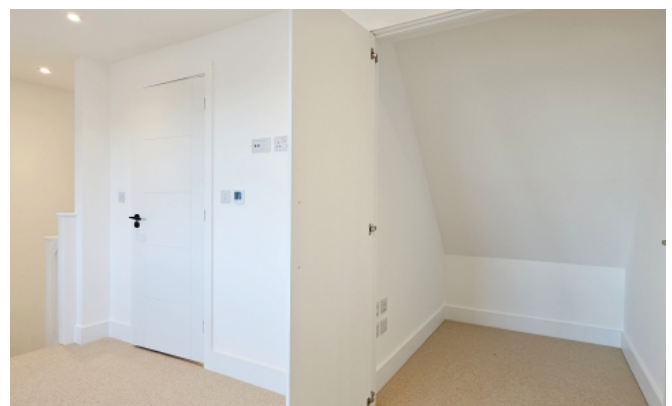
En Suite

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.

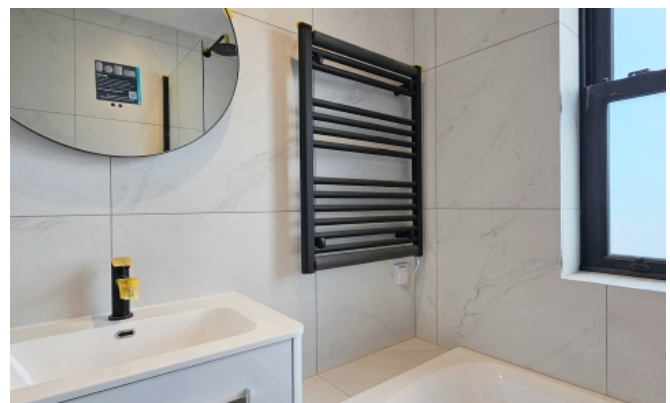
Viewing

Strictly by appointment.

Please Note

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.



01481 243878



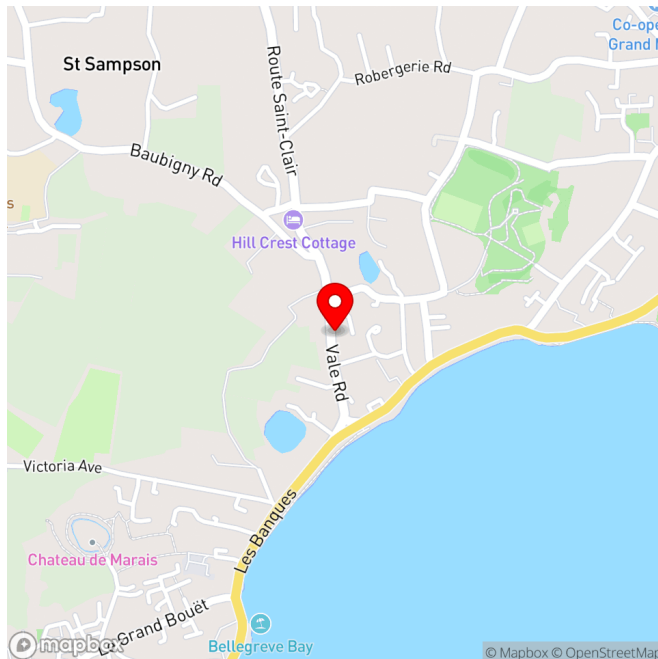
sales@cranfords.co.uk



www.cranfords.co.uk



[/cranfordsestateagents](https://www.facebook.com/cranfordsestateagents)



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.



