

Greenacres

St Sampson



Newly introduced to the local market, Greenacres is a two-bedroom detached home ideally located on Victoria Avenue in St Sampson. Positioned conveniently between Town and The Bridge, the property enjoys easy access to a wide range of amenities, all within a five-minute drive. The accommodation comprises a welcoming L-shaped open-plan living area, with a ground-floor bedroom situated just off the living space. This layout makes the property particularly well suited to downsizers or those seeking the convenience of downstairs living. The kitchen leads through to a utility area and bathroom, which remains unfinished and offers excellent scope for a purchaser to complete and personalize to their own taste. On the first floor, the property benefits from a master bedroom with an en-suite shower room, which has been stylishly finished by the current owners. Externally, Greenacres offers private parking for two to three vehicles, along with a rear garden and shed. There is further potential to create additional

- ✓ 2 Bedrooms
- ✓ Convenient Location In Between The Bridge & Town
- ✓ Ample On Street Parking
- ✓ Partly Renovated Detached House
- ✓ Rural Aspect To Rear
- ✓ TRP 102
- ✓ 1 Bathroom
- ✓ Parking For 2/3 Vehicles
- ✓ Rear Garden & Shed
- ✓ Move-in Condition
- ✓ LR3109

parking or extend the garden, subject to requirements. For further information or to arrange a viewing, please contact Cranfords on 01481 243878.



Accommodation

Ground Floor

Lounge/Diner

Max.
16' 3" x 10' 0" (4.95m x 3.05m)

Kitchen/Breakfast Room

Appliances include Candy 4 ring electric hob, extractor fan, Bosch single electric oven & grill, Hotpoint dishwasher & Hotpoint fridge/freezer.
12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom 2

11' 2" x 11' 0" (3.40m x 3.35m)

Utility

Appliances include Beko washing machine & Hotpoint tumble dryer.
12' 0" x 7' 0" (3.66m x 2.13m)

Family Bathroom

8' 5" x 6' 8" (2.57m x 2.03m)

First Floor

Master Bedroom

18' 0" x 11' 3" (5.49m x 3.43m)

En-Suite Shower Room
4' 5" x 4' 2" (1.35m x 1.27m)

Services

Mains electricity, water and drainage. Electric central heating.

Price includes

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

possession

By arrangement.

Viewing

Strictly by appointment.

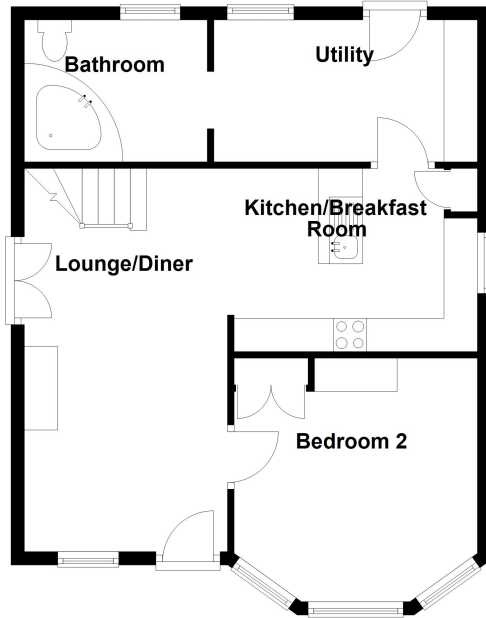
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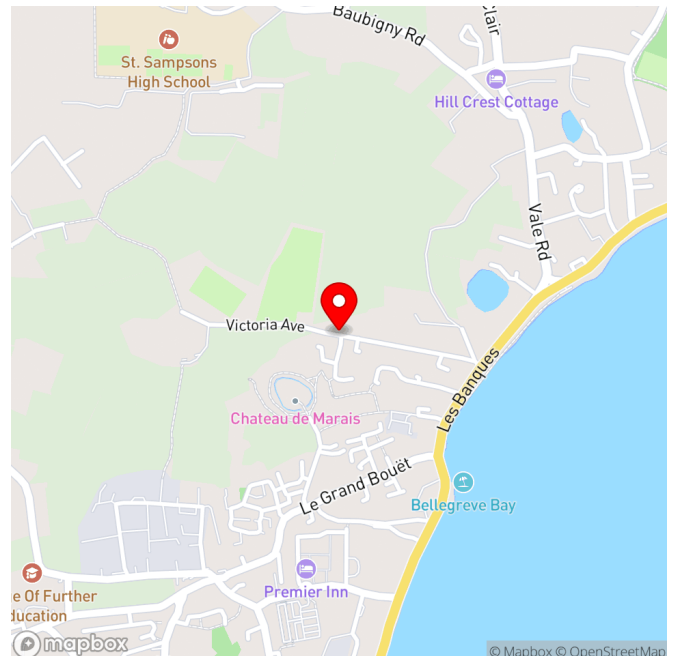
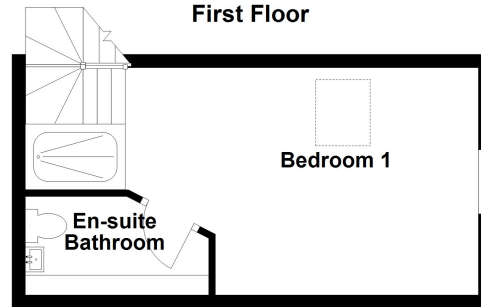
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Ground Floor



First Floor



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.

