Cranfords
ESTATE AGENTS

£650,000

Local Market

Holingues

St Sampson



Cranfords are delighted to offer Holingues to the local market. Ideally situated just minutes from the bridge and a stone's throw from Delancey Park, this well-presented home enjoys a highly convenient location while offering excellent living space both inside and out. The property benefits from a generous side garden and two allocated parking spaces. Over the years, the current owners have thoughtfully improved and developed the home, including a recent extension completed only a few years ago. This addition has created spacious and versatile accommodation, with the potential to convert the dining room into a fourth bedroom if desired. On the first floor, there are two bedrooms, including a well-proportioned double, along with a shower room. The top floor offers stunning island and rooftop views, enjoyed from the office and bathroom, which lead through to the impressive master bedroom. Viewing is highly recommended to fully appreciate everything Holingues has to offer.

- 3 Bedrooms
- Short Stroll To The Bridge
- Private Parking For 2 Vehicles
- Side Garden
- Generous Sized Accommodation
- LR3175
- 2 Bathrooms
- Ideal Family Home
- Modern & Light Rooms Throughout
- New Water Cylinder 2025 & Boiler 2023
- TRP 130

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Accommodation

Ground Floor

Entrance Hall
12' 0" x 4' 0" (3.66m x 1.22m)

Lounge
18' 0" x 12' 0" (5.49m x 3.66m)

Kitchen
Appliances include 4 ring Electrolux hob, AEG double oven, Hoover fridge/freezer, Hotpoint washing machine & Whirlpool dish washer.
12' 0" x 8' 0" (3.66m x 2.44m)

Dining Room
14' 0" x 11' 6" (4.27m x 3.51m)

First floor

Bedroom 2
Max.
12' 0" x 11' 0" (3.66m x 3.35m)

Shower Room
8' 0" x 4' 0" (2.44m x 1.22m)

Second Floor

Landing/Office
Max.
13' 0" x 8' 0" (3.96m x 2.44m)

Master Bedroom
Max.
13' 0" x 12' 0" (3.96m x 3.66m)

Bathroom
Max.
12' 0" x 4' 0" (3.66m x 1.22m)

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Services

Mains electricity, water and drainage. Gas 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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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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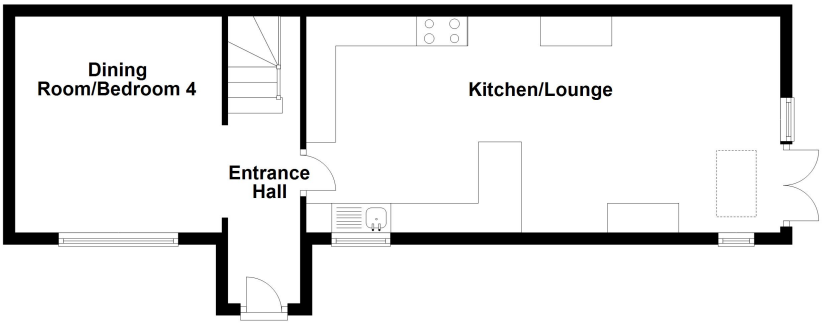
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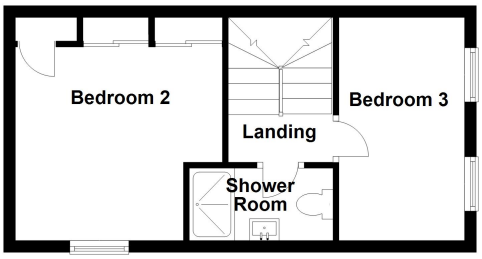
St Sampson

Local Market

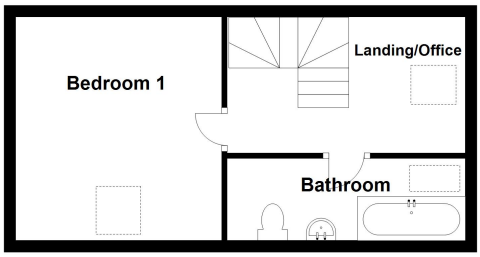
Ground Floor



First Floor

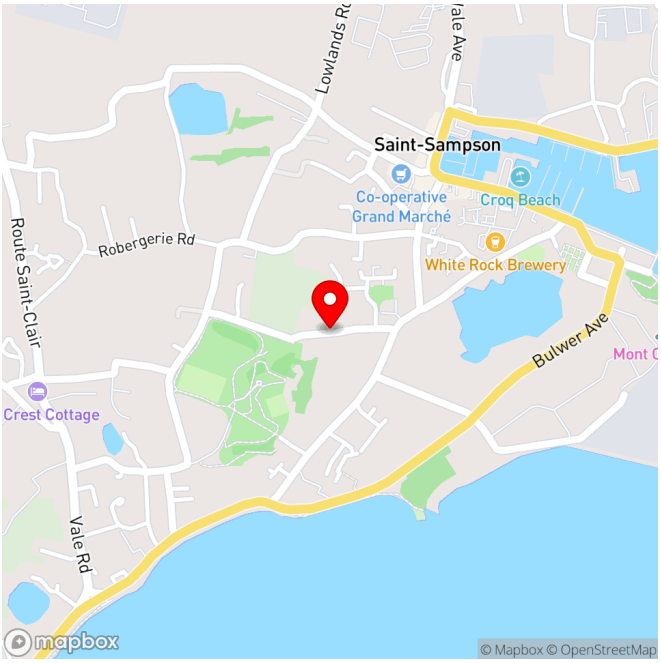


Second Floor









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.

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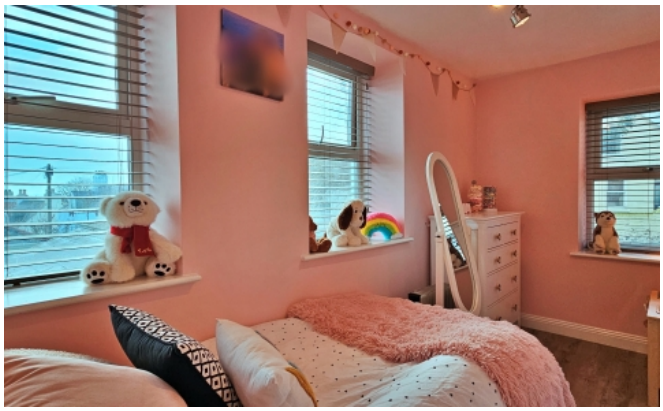
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