

1 Brayepark Estate

Vale



Cranfords are delighted to present 1 Braye Park Estate to the local market. This well-maintained three-bedroom semi-detached home is ideally situated just off Braye Road, within a small clos of similar properties and conveniently located close to a range of local amenities. The property has been carefully maintained by the current owner and benefits from a recently installed electrical consumer unit, as well as a replacement roof fitted a few years ago. With its low-maintenance design, this home would make an ideal "lock-up-and-leave" property. Bright and airy throughout, the accommodation comprises a spacious sitting room with dining area, a well-proportioned kitchen and a ground floor WC. Upstairs, there are two double bedrooms, one single bedroom and a family bathroom. Further enhancing this attractive home is a single garage and off-street parking for several vehicles, with potential to increase parking capacity subject to the necessary permissions. This charming and low-maintenance family home must be viewed to

- ✔ 3 Bedrooms
- ✔ Very Well Looked After Property
- ✔ New Electric Board
- ✔ Cosmetic Upgrading Desired
- ✔ Ideal FTB Or Second Home
- ✔ LR3365
- ✔ 1 Bathroom
- ✔ Front & Rear Gardens
- ✔ Separate Ground Floor W/C
- ✔ Cavity Built
- ✔ TRP 154
- ✔ Sold As Seen

be fully appreciated.



Accommodation

Ground floor

Porch

5' 4" x 4' 6" (1.63m x 1.37m)

W/C

5' 0" x 3' 0" (1.52m x 0.91m)

Lounge/Diner

22' 0" x 14' 0" (6.71m x 4.27m)

Kitchen

Appliances include electric 4 ring hob, Stoves oven, Hotpoint washing machine, Hotpoint fridge/freezer, Indesit cooker hood & Igenix microwave.

10' 0" x 9' 0" (3.05m x 2.74m)

First floor

Landing

12' 0" x 15' 0" x 3' 6" (4.57m x 1.07m x 3.66m)

Bedroom 1

12' 0" x 9' 5" (3.66m x 2.87m)

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)



Bedroom 3

10' 0" x 8' 5" (3.05m x 2.57m)

Bathroom

8' 8" x 5' 0" (2.64m x 1.52m)

Services

Mains electricity, water and drainage. Electric central heating, eco 12.

price includes

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

Possession

By arrangement.

viewing

Strictly by appointment.

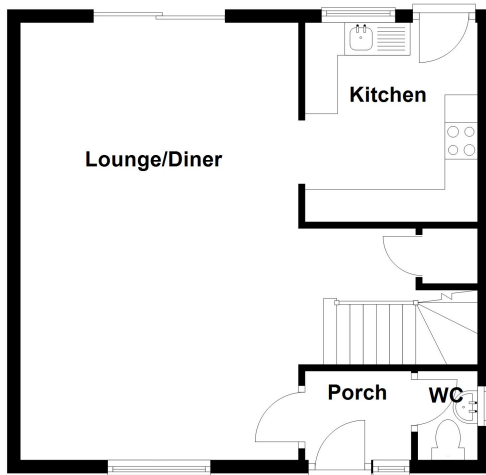
please note

-
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.

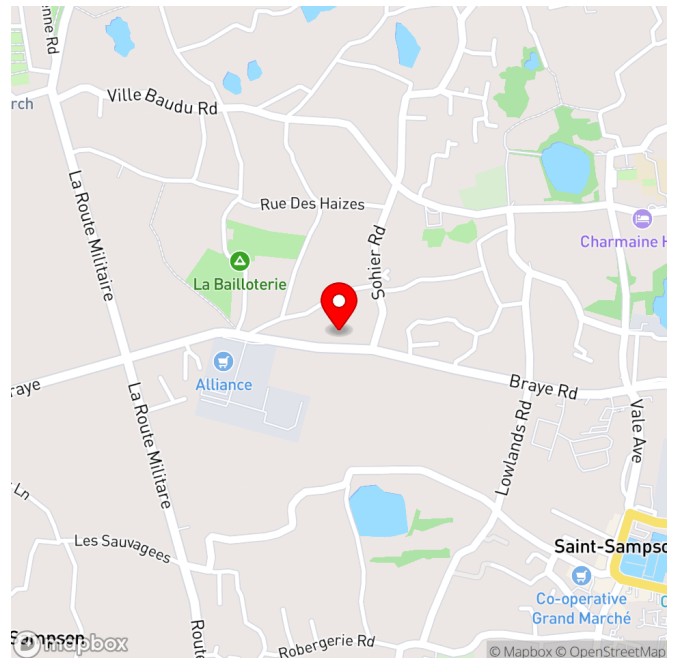
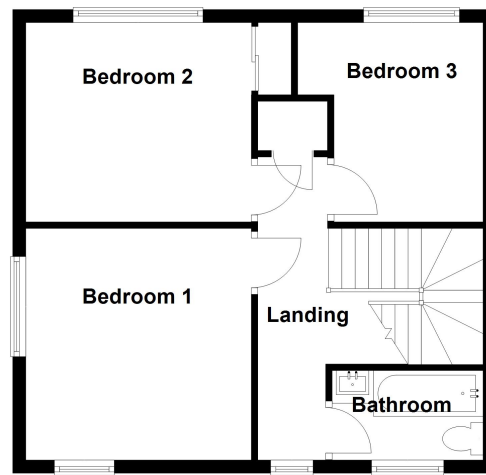
These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars.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



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.

