£295,000

Local Market

Flat 5 Weighbridge House

St Sampson



Cranfords are delighted to present Flat 5, Weighbridge House to the local market. Situated on the ground floor of this well-maintained building, the property is offered in a lovely move-in condition whilst also providing an excellent opportunity for a new owner to personalise the property to their own taste. This property enjoys a highly convenient location just a stone's throw from the Bridge and its range of amenities. While the property does not have allocated parking, there is ample on-street parking available in the surrounding area. This flat is accessed via a private entrance on the ground floor to the rear of the building. The accommodation comprises a generously sized double bedroom, a well proportioned bathroom, kitchen that is well equipped with appliances and offers an abundance of space relative to the flat with the well-proportioned lounge/diner all positioned off the main entrance hall creating a comfortable and welcoming living space. Early viewing is recommended to appreciate the potential and superb

- 1 Bedroom
- 1 Bathroom
- Ground Floor
- Separate Entrance
- Move-In Condition
- Ample On Street Parking
- Ideal First Home Or Downsize Opportunity
- Stones Throw From The Bridge
- No Onward Chain
- LR3352

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location on offer.For more information or to arrange a viewing, please contact Cranfords on 243878









Accommodation

Ground Floor

Entrance Hall
11' 7" x 2' 10" (3.53m x 0.86m)

Bathroom
8' 4" x 7' 0" (2.54m x 2.13m)

Bedroom
12' 8" x 9' 5" (3.86m x 2.87m)

Kitchen
Appliances includes Zanussi 4 ring hob, Zanussi oven, Hotpoint washing machine, Zanussi fridge, Montpellier freezer & Zanussi extractor fan.
12' 8" x 9' 2" (3.86m x 2.79m)

Lounge/Diner
16' 0" x 14' 3" (4.88m x 4.34m)

services

Mains electricity, water and drainage. Electric central heating.

Price Includes

Floor coverings, curtains/blinds, appliances as

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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.

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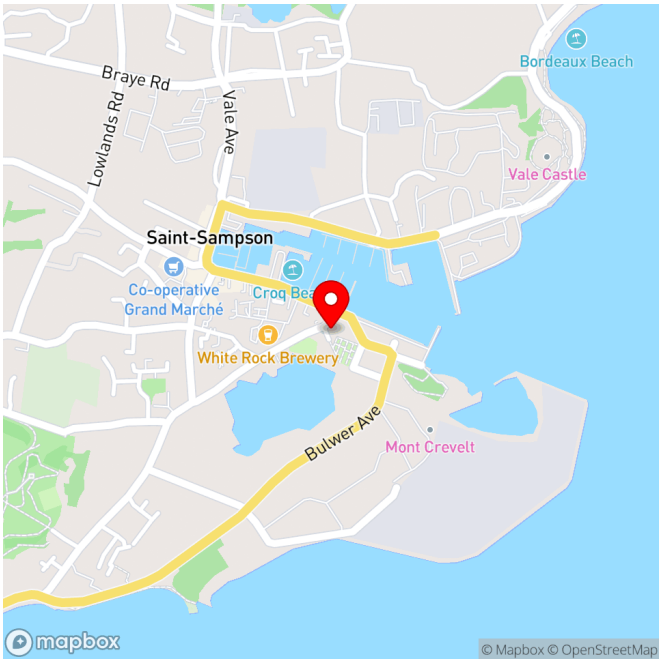
Local Market

Ground 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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