

Petit Haven

Vale



Cranfords are delighted to bring 26 Petit Haven to the local market. Located on the Courtil De Fontaine development, this well-presented semi detached home is ideally situated just a short stroll from The Bridge, offering convenience alongside peaceful living. Set towards the front of the clos, the property benefits from a quiet position and two to three parking spaces. The ground floor features a spacious open plan kitchen/diner and an inviting living room with French windows to the rear paved patio. Upstairs, the property offers two bedrooms, a one double bedroom and one single bedroom as well as a family shower room. To the rear and currently housing two good sized sheds there is, a well-maintained patio garden area that provides a lovely space for relaxing and entertaining. This property would be an excellent lock up and leave, buy to let or as a first home or downsize from a larger property. Viewing is highly recommended, contact Cranfords today on 01481 243878 to arrange yours!

- ✓ 2 Bedrooms
- ✓ Well Proportioned Semi-Detached Home
- ✓ Modern Construction
- ✓ Front & Rear Gardens
- ✓ Ideal First Home Or Downsize Opportunity
- ✓ TRP 88
- ✓ 1 Bathroom
- ✓ Build Completed In 2008
- ✓ Parking For Two Vehicles
- ✓ True Move In Condition
- ✓ Clos Fee [GBP]22 Per Year
- ✓ LR3401

Accommodation

Ground Floor

Entrance Hall

12' 3" x 4' 3" (3.73m x 1.30m)

Kitchen/Diner

Appliances include 4 ring electric Hotpoint hob, Hotpoint oven, cooker hood, Hotpoint washing machine, Bosch dish washer, Hotpoint tumble dryer & Hotpoint fridge/freezer.

10' 9" x 10' 0" (3.28m x 3.05m)

Lounge

14' 5" x 14' 2" (4.39m x 4.32m)

First Floor

Bedroom 2

9' 8" x 8' 0" (2.95m x 2.44m)

Bathroom

8' 2" x 4' 9" (2.49m x 1.45m)

Bedroom 1

14' 6" x 8' 9" (4.42m x 2.67m)

Services

Mains electricity, water and drainage. Gas central heating.

Price includes

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

Possession

By arrangement.



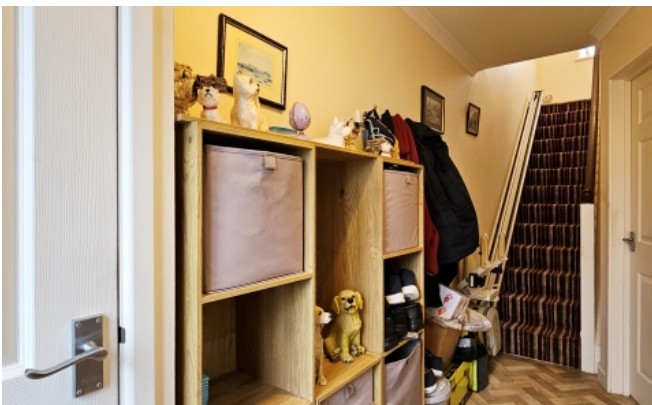
Viewing

Strictly by appointment.

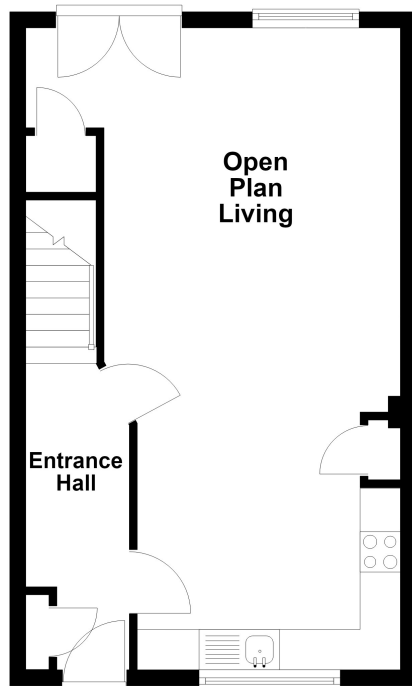
Please Note

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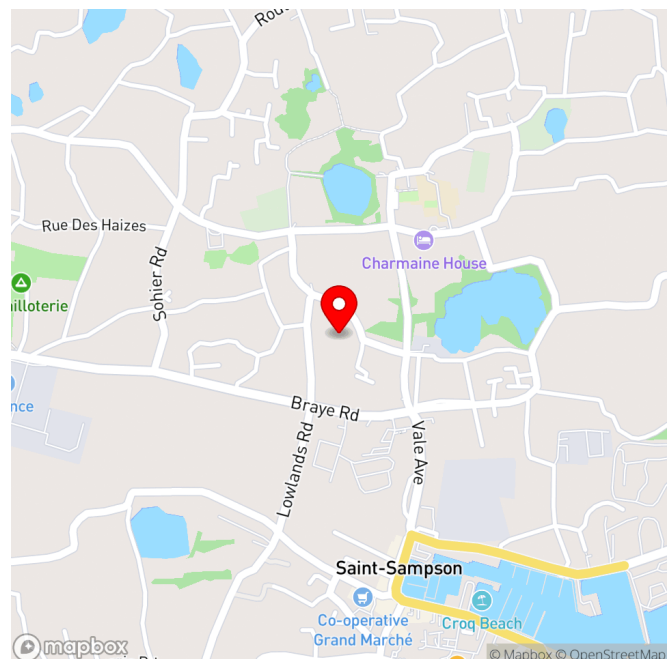
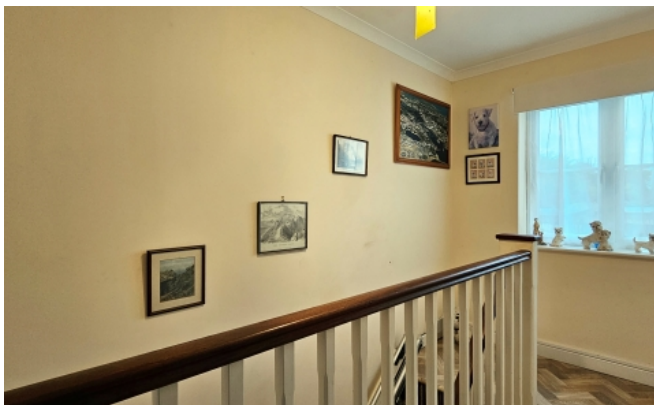
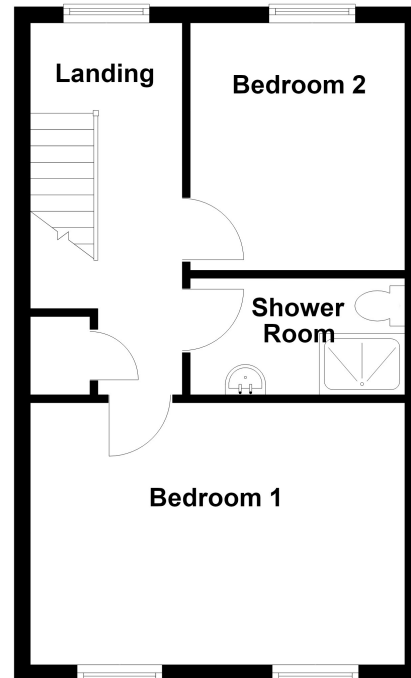
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Ground Floor



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.

