

1, Camp Code Lane

St Sampson



Offered to the local market is 1 Camp Code Lane, a no onward chain one double bedroom house just minutes from the amenities of St Sampsons. This ideal starter home would be a great first time buy, investment or as a downsize from a larger property. Although the house could benefit from some minor upgrading, fundamentally, it is a great opportunity with a little bit of everything. There is scope to extend from the rear of the property with the correct permissions in place making this a property that still offers some scope for the future. Early viewing is highly recommended to appreciate all on offer at 1 Camp Code Lane.

- ✓ 1 Bedroom
- ✓ 1 Bathroom
- ✓ Generously Sized Rear Garden
- ✓ Scope To Extend
- ✓ Cosmetic Upgrading Desired
- ✓ Parking For 1 Vehicle
- ✓ Short Drive To Town & The Bridge
- ✓ Stones Throw To The East Coast
- ✓ Well Proportioned Rooms Throughout
- ✓ TRP 63
- ✓ LR3404

## Accommodation

### Ground Floor

#### Entrance Hall

4' 3" x 3' 8" (1.30m x 1.12m)

#### Lounge/Diner

Max.

15' 8" x 12' 0" (4.78m x 3.66m)

#### Kitchen

Appliances include Beko 4 ring electric hob, Beko single oven, Hotpoint washing machine, Indesit tumble dryer, Hotpoint fridge/freezer.

9' 7" x 8' 0" (2.92m x 2.44m)

#### Bathroom

9' 0" x 5' 7" (2.74m x 1.70m)

### First Floor

#### Bedroom

Max.

15' 8" x 12' 0" (4.78m x 3.66m)

### Price includes

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

### Services

Mains electricity, water and drainage. Electric heating.

### Possession

By arrangement.

### Viewing



**Strictly by appointment.**

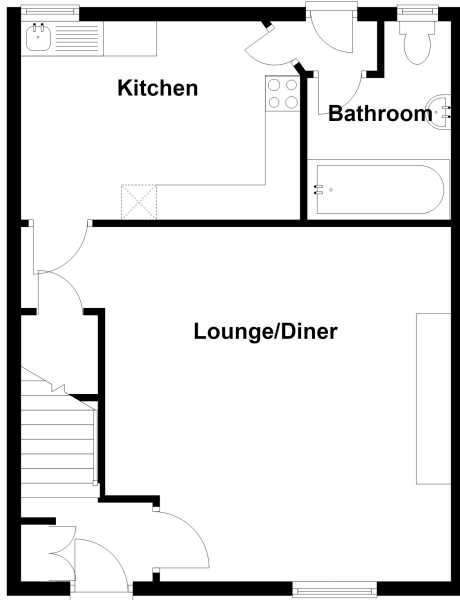
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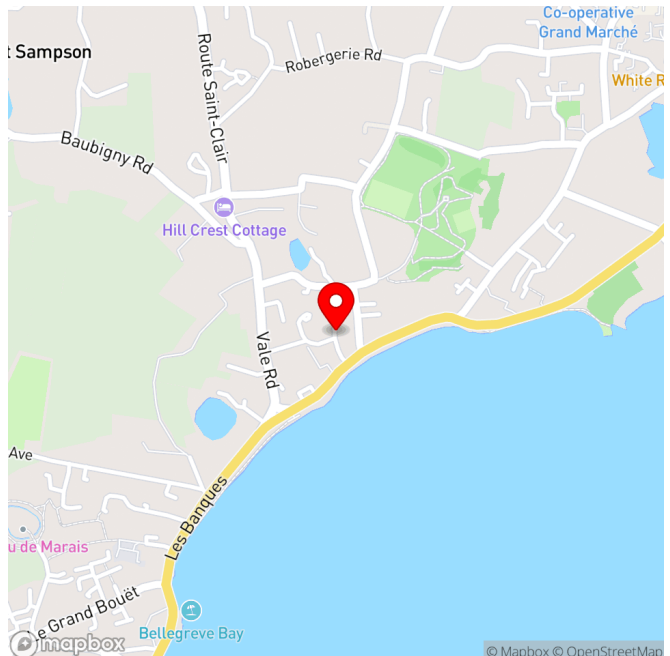
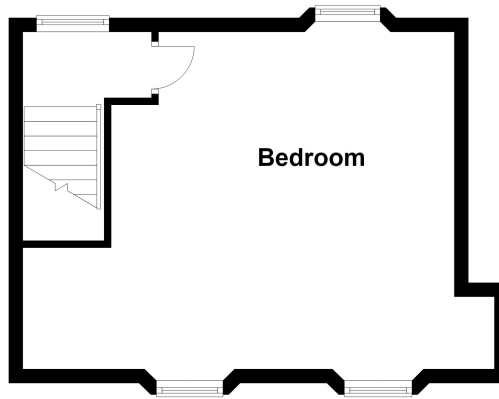
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**Ground Floor**



**First Floor**



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