Cranfords
ESTATE AGENTS

£685,000

Local Market

Kenmar

Vale



Cranfords are delighted to present Kenmar to the local market, a charming three-bedroom cottage ideally situated on La Rochelle Road, close to beautiful coastal paths and within a short drive of The Bridge and its many amenities. Whilst Kenmar would benefit from modernisation throughout, it offers a fantastic opportunity for buyers looking to create a home tailored to ones tastes and requirements, with a good amount of existing accommodation and plenty of potential. The ground floor comprises an entrance hall, a generously proportioned lounge featuring a fireplace, a separate dining room which could alternatively be utilised as a third bedroom, and a well-maintained kitchen/diner. On the first floor, there are two good-sized double bedrooms, both benefiting from ample eaves storage, together with a family bathroom. Externally, Kenmar enjoys both front and rear gardens, whilst to the rear there is the added benefit of parking for approximately two to three vehicles. Offering character, potential and a

- 3 Bedrooms
- Terraced Cottage
- Parking For 2-3 Vehicles
- Generous Accommodation Throughout
- TRP 123
- 1 Bathroom
- Front & Rear Gardens
- Modernization Required
- Scope To Create Further Parking Or Garden
- LR3411

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convenient location close to the coast, Kenmar represents an exciting opportunity for first-time buyers, families or those looking for their next Home. Viewing is highly recommended to fully appreciate the potential and position of this charming cottage. Contact Cranfords today to arrange your viewing!





Accommodation

Ground Floor

Entrance Hall
6' 2" x 11' 6" (1.88m x 3.51m)

Lounge
13' 8" x 11' 6" (4.17m x 3.51m)

Dining Room/Bedroom 3
13' 0" x 13' 8" (3.96m x 4.17m)



Kitchen
9' 7" x 18' 8" (2.92m x 5.69m)
NEFF Single Electric Oven + Grill
Hotpoint Washing Machine
Hotpoint Fridge + Freezer

First Floor

Landing
6' 0" x 15' 0" (1.83m x 4.57m)



Bathroom
6' 0" x 6' 0" (1.83m x 1.83m)

Bedroom 1
13' 0" x 13' 5" (3.96m x 4.09m)

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Bedroom 2
13' 0" x 13' 5" (3.96m x 4.09m)

Price Includes

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

Services

Mains electricity, water and drainage. Electric central heating.

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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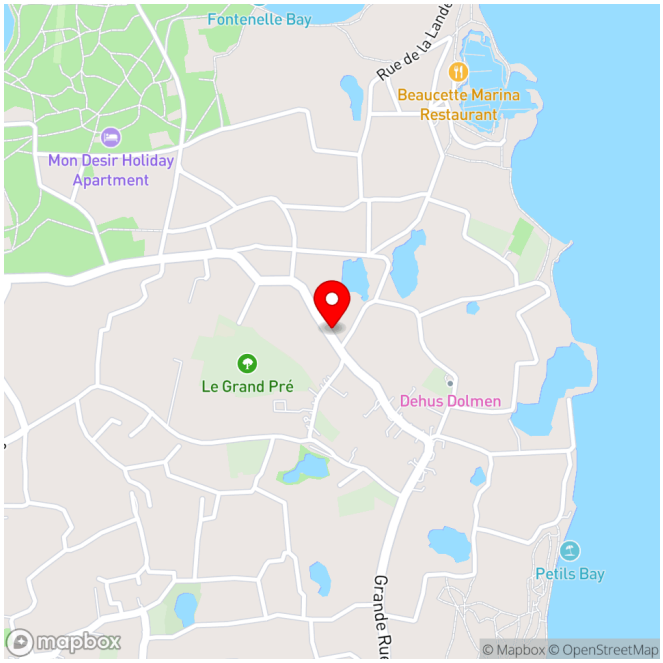

For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of 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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