£455,000

Local Market

1 Springhill Cottage

St Sampson



Cranfords are delighted to present Springhill Cottage to the local market. This attractive two bedroom terraced cottage is ideally positioned just off the main road and moments from The Bridge and its wide range of amenities, making it an excellent choice for those seeking convenience without compromising on a more peaceful location. The ground floor offers a modern, open-plan living space, creating a bright and sociable environment which flows seamlessly throughout. A staircase leads to the first floor, where there are two well-proportioned bedrooms and a family bathroom, providing practical and comfortable accommodation. Externally, the property benefits from a private rear garden, offering a pleasant space to relax and enjoy. There is also rear access via a right of way, should this be required. There is good on-street parking available in the surrounding area, with the potential to rent parking locally. Combining modern living, a private outdoor space and an exceptionally convenient location, Springhill Cottage would make an

- 2 Bedrooms
- 1 Bathroom
- Private Rear Garden
- Close to Local Amenities
- Situated In A Quiet Lane
- Good On-Street Parking
- Great Loft Storage
- Ideal First Home Or Downsize Opportunity
- True Move In Condition
- LR2763
- TRP 52

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ideal first-time purchase, investment opportunity or home for those looking to downsize. Contact Cranfords today to arrange your viewing and appreciate all that Springhill Cottage has to offer!





Accommodation

Ground Floor

Lounge
15' 2" x 11' 0" (4.62m x 3.35m)

Kitchen/Breakfast
14' 8" x 10' 6" (4.47m x 3.20m)
Appliances include: Bosch oven, 4 ring hob with extractor fan, Zanussi fridge/freezer and integrated Hotpoint Dishwasher



First Floor

Landing
5' 8" x 4' 9" (1.73m x 1.45m)

Family Bathroom
5' 8" x 5' 6" (1.73m x 1.68m)

Bedroom 2
11' 0" x 7' 7" (3.35m x 2.31m)

Bedroom 1
13' 8" x 11' 2" (4.17m x 3.40m)



Price includes

Floor coverings, curtains/blinds, appliances as

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listed and light fittings.

Services

Mains electricity, water and drainage. Gas 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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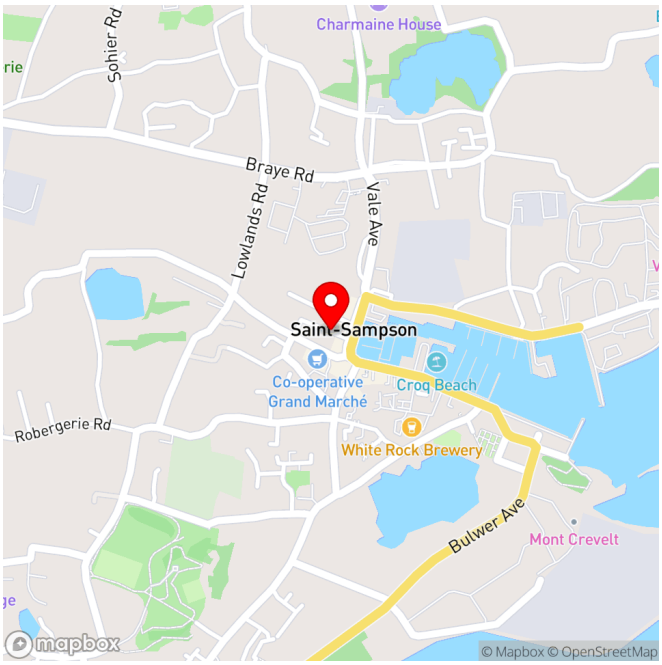

For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of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