

£575,000
Freehold



Cranfords
Estate Agents



Features

- Ideal Family Home
- On Street & Rented Parking Nearby
- Dining Room Extension 6 Years old
- Rear Patio Garden
- Situated In A Quiet Lane
- Nearby Many Amenities
- Deceptively Large Home
- True Move-in Condition
- TRP 149
- LR3331

Summary of Property

Cranfords are delighted to bring Merhba to the local market, a deceptively spacious four-bedroom terraced house located in a quiet lane, just minutes from The Bridge and its many amenities. Beautifully maintained by the current owners, this home is in excellent move-in condition while still offering plenty of potential for a new owner to add their personal touch. On the ground floor the property offers a well-proportioned layout, featuring a generously sized lounge, kitchen, and dining room, ideal for family living and entertaining. There is also a convenient ground floor double bedroom and a modern shower room. Upstairs, you'll find three further double bedrooms and a family bathroom, all offering great space and natural light. Externally to the rear of the property is a charming patio garden complete with a shed, perfect for al fresco dining, entertaining, or simply relaxing. This is a fantastic opportunity for growing families or first-time buyers looking for a substantial home in a peaceful location. With its versatile layout, quiet yet central setting, and move-in-ready condition, Merhba is a must-see. Contact Cranfords on 243878 today to arrange your viewing and discover all that this wonderful property has to offer.

Room Descriptions

Ground Floor

Entrance Hall

15' 5" x 5' 10" (4.70m x 1.78m)

Bedroom 1

11' 5" x 11' 0" (3.48m x 3.35m) Fitted wardrobes.

Shower Room

7' 4" x 5' 7" (2.24m x 1.70m)

Lounge

12' 6" x 11' 5" (3.81m x 3.48m)

Kitchen

18' 7" x 7' 3" (5.66m x 2.21m) Appliances include AEG 4 ring electric hob & oven, Elica extractor fan, Bosch tumble dryer, Bosch washing machine, Bosch dish washer & LEC fridge/freezer.

Dining Room

12' 0" x 11' 3" (3.66m x 3.43m)

First Floor

Landing

14' 9" x 6' 0" (4.50m x 1.83m)

Bedroom 4

9' 10" x 7' 5" (3.00m x 2.26m)

Bedroom 2

11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom 3

11' 5" x 11' 2" (3.48m x 3.40m)

Bathroom

8' 9" x 5' 9" (2.67m x 1.75m)

Services

Mains electricity, water and drainage. Electric central heating.

Price Includes

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

Possession

By arrangement.

Viewing

Strictly by appointment.

Please Note



Material Information

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

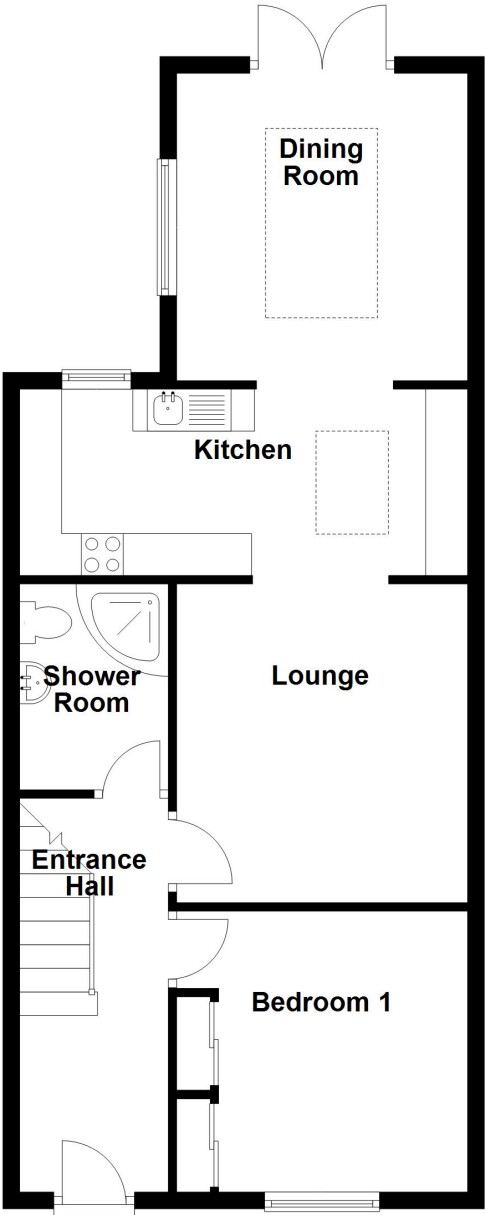
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

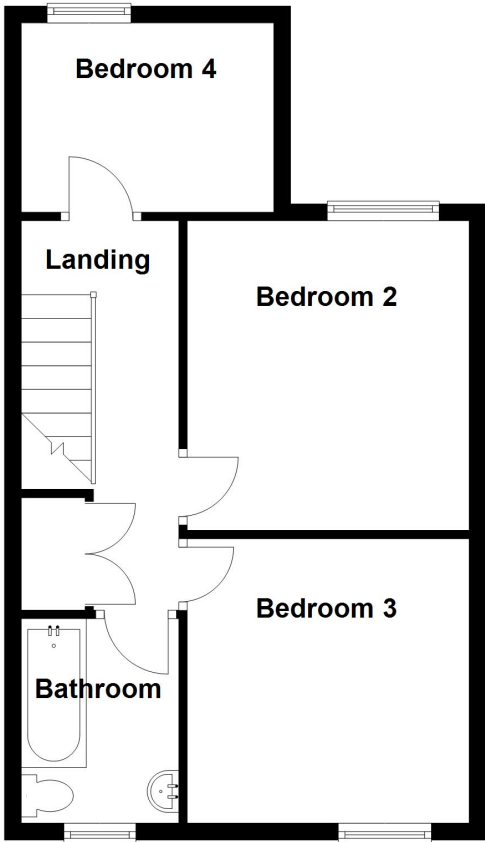


Floorplan

Ground Floor



First Floor



PLEASE NOTE:
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