

£575,000



Cranford's
Estate Agents



Features

- New Electric Central Heating
- Ideal First Home Or Family Home
- Located Close To Local Amenities
- Rear Garden & Decked Area
- Parking for 1 Vehicle
- Move-In Condition
- Brand New Boiler
- TRP 91
- LR3308
- Chain Free

Summary of Property

Enzian is a beautifully upgraded three-bedroom semi-detached house, ideally located on Brock Road which is just a short stroll from the bridge and a wide array of local amenities. This bright and airy home offers well-balanced accommodation across two floors, perfect for modern family living. Upon entering, you are welcomed into a spacious entrance hall that leads into a versatile ground-floor room, currently used as a bedroom/lounge. Adjacent is a contemporary shower room, which also serves as a practical utility area. To the rear, a stunning extension has transformed the space into an open-plan living area, featuring a stylish kitchen, dining, and lounge space with patio doors opening onto a decked area and a private lawned garden, ideal for entertaining or relaxing. Upstairs, the property boasts two generous double bedrooms and a modernized family bathroom, all finished to a good standard. Early viewing is highly recommended to fully appreciate the space, quality, and location that Enzian has to offer

Room Descriptions

Ground Floor

Kitchen/Diner

14' 3" x 11' 2" (4.34m x 3.40m)

Appliances include 4 ring hob with AEG double oven, Brand New Samsung washing machine, fridge and freezer.

Lounge

17' 6" x 12' 1" (5.33m x 3.68m)

Utility & Shower Room

9' 0" x 9' 0" (2.74m x 2.74m)

First Floor

Landing

7' 5" x 3' 3" (2.26m x 0.99m)

Bathroom 2

7' 1" x 5' 8" (2.16m x 1.73m)

Bedroom 1

16' 9" x 10' 0" (5.11m x 3.05m)

Fitted Wardrobes

Bedroom 2

10' 0" x 9' 8" (3.05m x 2.95m)

Bedroom 3

12' 0" x 12' 0" (3.66m x 3.66m)

Services

New Electric Central Heating, Mains electricity, water and drainage.

Price Includes

Floor coverings, curtains/blinds and light fittings. Appliances as detailed.

Possession

By arrangement.

Viewings

Strictly by appointment.

Please Note

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.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



Material Information

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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

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