

£430,000



Cranford's
Estate Agents



Features

- Decking & Patio Garden
- Situated Nearby Many Local Amenities
- LR3338
- TRP 86
- Ideal First Time Buy or Buy To Let Investment
- Partly Renovated Terrace House
- Rented Parking In Area

Summary of Property

Paros is a charming terraced home, conveniently located on the Rohais, just moments from Waitrose and other local amenities. This property presents an excellent opportunity for buyers seeking a project, as it is being sold as seen. Having undergone partial renovation, Paros still offers plenty of potential for new owners to add their own personal touch. The accommodation includes two bedrooms, a recently fitted kitchen, a spacious living and dining area, and a family bathroom. Externally, the property benefits from a private, decked rear garden, perfect for outdoor entertaining. This is a superb opportunity to step onto the property ladder in a sought-after location. Viewing is highly recommended to fully appreciate the potential and possibilities this home has to offer.

Room Descriptions

Ground Floor

Lounge

22' 0" x 14' 0" (6.71m x 4.27m)

Kitchen/Diner

18' 0" x 13' 5" (5.49m x 4.09m) Max. Appliances Include Zanussi 4 ring hob, Zanussi single oven, Zanussi dish washer, Hoover washing machine & Hotpoint tumble dryer

Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

First Floor

Bedroom 1

11' 7" x 10' 0" (3.53m x 3.05m)

Bedroom 2

14' 3" x 9' 0" (4.34m x 2.74m)

Price Includes

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

Services

Main Drain, Mains Water, Electric Heating

New Boiler and Water Cylinder fitted in 2018

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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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

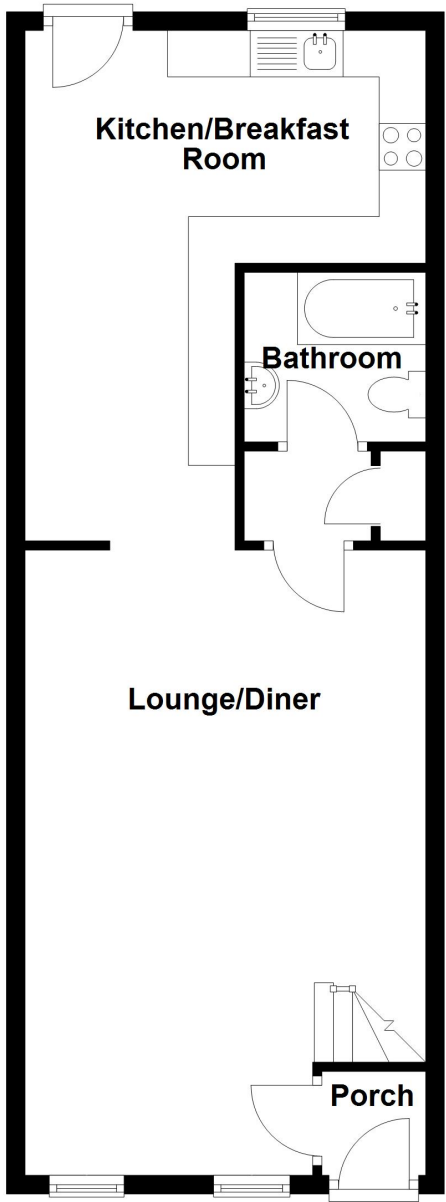
Any easements, servitudes, or wayleaves? No

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

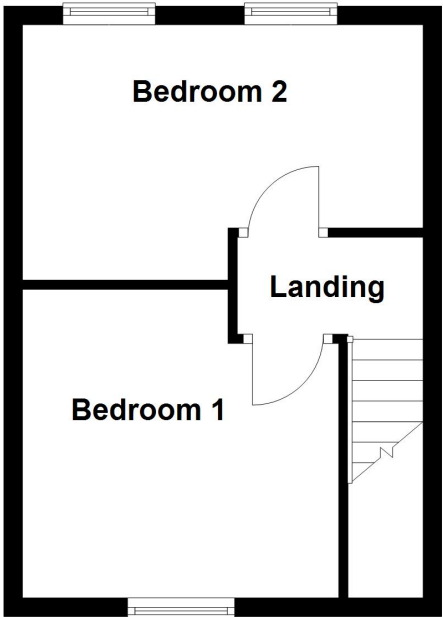


Floorplan

Ground Floor



First Floor



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