

£635,000



**Cranfords**  
Estate Agents





## Features

- Parking For 2/3 Vehicles
- Scope To Create Extra Garden Or Parking
- Lots Of Potential For A New Owner
- Situated Nearby Many Local Amenities
- Scope To Turn Lounge Into 4th Bedroom
- LR3227
- TRP 154
- 3 bedroom Home Plot in Garden

## Summary of Property

L'abreuvoir is a three bedroom period house positioned just off The Bridge and all of it's useful amenities. Comprising of a sitting room, dining room, kitchen breakfast room, conservatory, separate utility room and WC all on the ground floor and a family bathroom, two double bedrooms and a single bedroom on the 1st floor. Externally there is a rear enclosed garden laid to lawn plus patio area as well as parking for 2 to 3 small vehicles. Although the property would benefit from some TLC, it has plenty of character and scope to really make it your own. To finish off this package, there are drawings for an additional 3 bedroom family home to be built on the plot that has been approved in principle.

## Room Descriptions

### Ground Floor

#### Entrance Hall

12' 6" x 4' 8" (3.81m x 1.42m)

#### Lounge

15' 5" x 12' 8" (4.70m x 3.86m)

#### Dining Room

15' 3" x 12' 0" (4.65m x 3.66m)

#### Kitchen

13' 0" x 11' 2" (3.96m x 3.40m)

Appliances include Neff 4 ring gas hob, Neff single oven, Bosch fridge/freezer & Beko dish washer.

#### Utility

7' 0" x 3' 0" (2.13m x 0.91m)

#### W/C

3' 0" x 3' 0" (0.91m x 0.91m)

### First Floor

#### Landing

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

#### Shower Room

13' 0" x 5' 7" (3.96m x 1.70m)

#### Bedroom 1

19' 0" x 9' 0" (5.79m x 2.74m)

#### Bedroom 2

11' 4" x 9' 2" (3.45m x 2.79m)

#### Bedroom 3

12' 3" x 5' 4" (3.73m x 1.63m)

### services

Mains electricity and water and drainage. Central heating.

### price includes

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

### possession

By arrangement.

### viewing

Strictly by appointment.

### please note



## 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

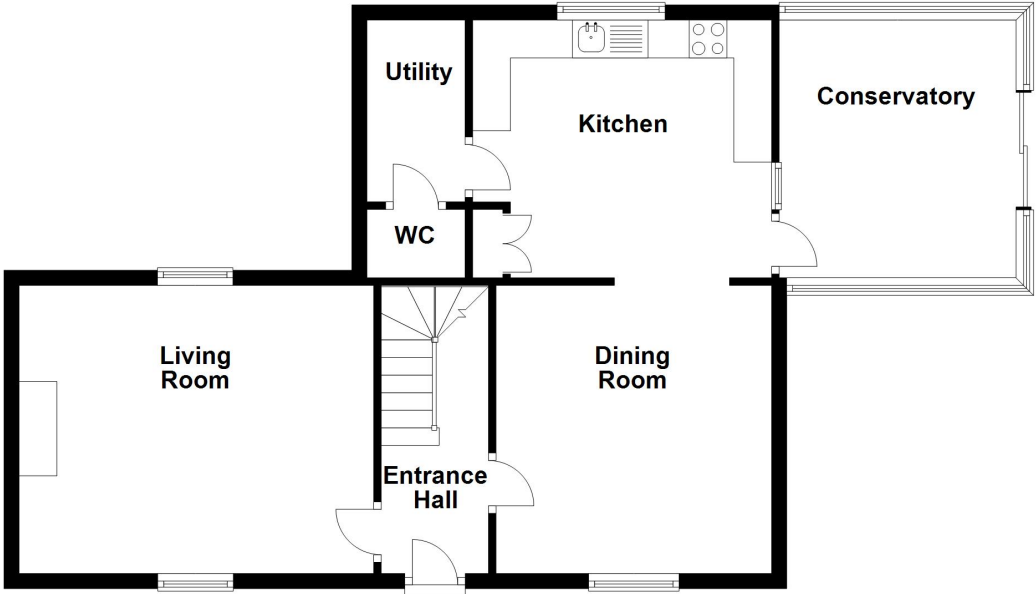
**The existence of any public or private right of way?** No



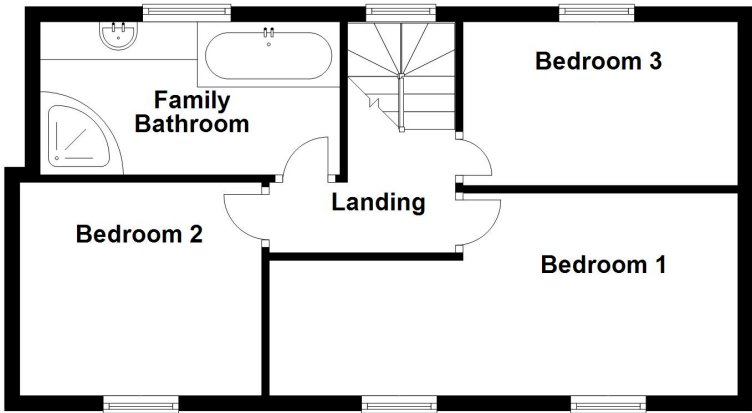


Floorplan

Ground Floor



First Floor



**PLEASE NOTE:**  
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