

£820,000
Freehold




Cranford's
Estate Agents



Features

- Extremely Well Kept Property
- True Move In Condition
- Great Central Location
- Rear Decking, Patio & Shed
- TRP 156
- LR3283
- Chain Free

Summary of Property

Cranfords are delighted to offer Netherfield to the local market. Located on the highly praised Rue Du Preel, this charming Guernsey Cottage enjoys a central position on the island, with many essential amenities just a short drive away. Upon arrival, guests are welcomed by ample parking space and a beautifully presented facade. Inside, the ground floor features two generously sized double bedrooms and a spacious lounge/diner, complete with a cozy fireplace. The lounge leads through to a well-maintained kitchen and utility area, both in excellent condition thanks to the current owners. Additionally, there is a ground-floor bathroom, which includes both a large spa bath and a shower for added convenience. On the first floor, you'll find another shower room and two further double bedrooms, both offering great space and lovely character features. At the rear of the property, a sunny patio and decked area provide an ideal space for outdoor relaxation. The low-maintenance garden includes a shed for extra storage. Early viewing is highly recommended to appreciate all that this property offers.

Room Descriptions

Ground Floor

Entrance Hall

13' 8" x 5' 1" (4.17m x 1.55m)

Bedroom 2/Dining Room

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

Lounge/Diner

21' 5" x 12' 5" (6.53m x 3.78m)

Kitchen

17' 4" x 9' 4" (5.28m x 2.84m) Appliances include Neff 4 ring electric hob, Neff oven and Bosch fridge/freezer.

Utility

8' 7" x 6' 0" (2.62m x 1.83m) Appliances include LG washing machine, Hotpoint fridge and LEC tumble dryer.

Family Bathroom

11' 6" x 7' 1" (3.51m x 2.16m)

Bedroom 1

14' 6" x 11' 6" (4.42m x 3.51m) Fitted wardrobes

First Floor

Bedroom 3

13' 4" x 12' 0" (4.06m x 3.66m)

Bedroom 4

13' 4" x 12' 0" (4.06m x 3.66m)

Shower Room

6' 7" x 2' 5" (2.01m x 0.74m)

services

Mains electricity and water and drainage. Electric Central heating.

Price includes

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

viewings

By arrangement.

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: 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

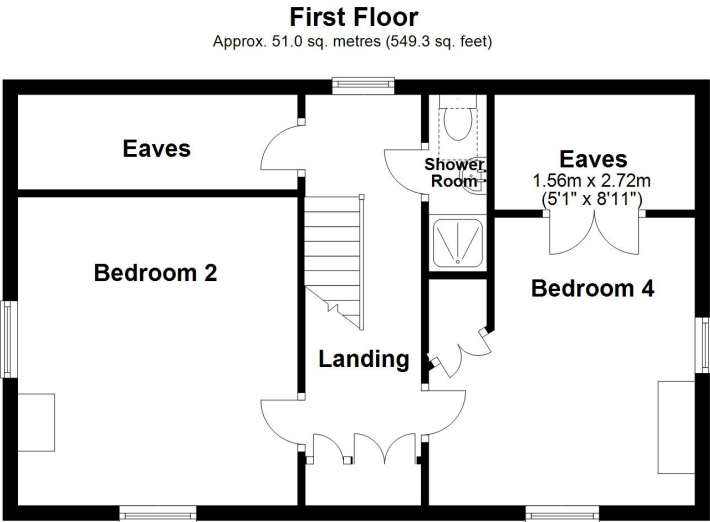
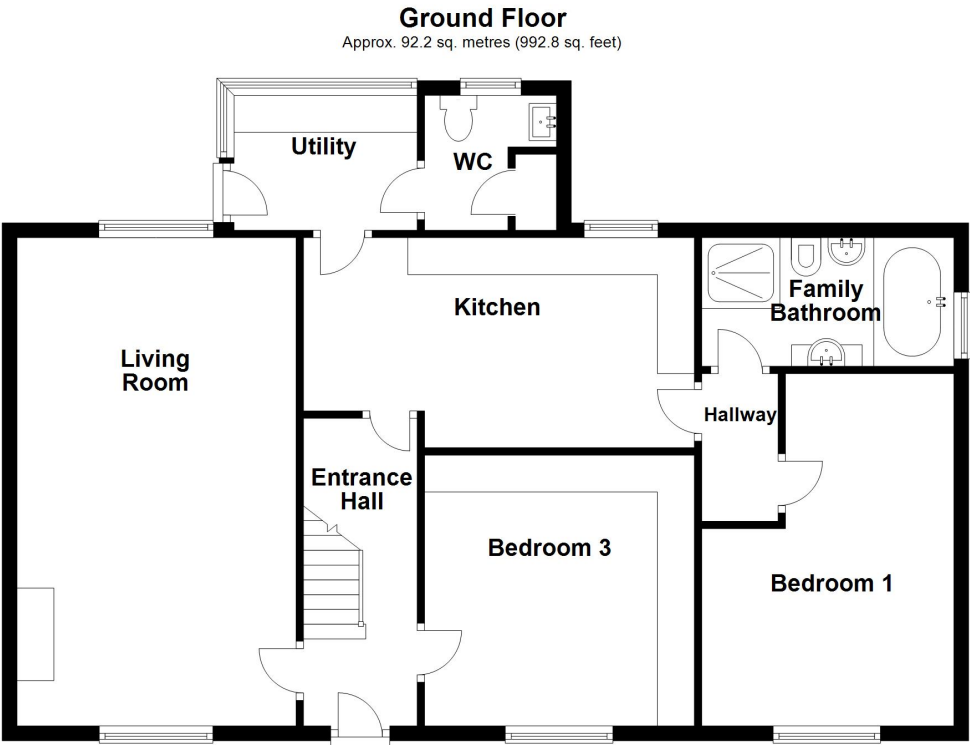
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Floorplan



Total area: approx. 143.3 sq. metres (1542.1 sq. feet)

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