

£575,000
Freehold



Cranfords
Estate Agents



Features

- Quiet Area
- Short walk from Cobo Village
- Parking for 3 vehicles
- Rear garden with decking and shed
- TRP 129
- LR - 3343

Summary of Property

Nestled in a peaceful corner of the Vale, Minas Tirith offers the perfect blend of countryside tranquility and convenient access to local amenities. Close to open fields yet just moments from shops, schools, and transport links, this charming home provides the ideal setting for family living. The ground floor features a welcoming lounge, a well-appointed kitchen, and a bright, spacious conservatory overlooking the garden — perfect for relaxing or entertaining. There is also a convenient separate WC on this level. Upstairs, you'll find two comfortable bedrooms and a modern family bathroom, while a third bedroom is located on the ground floor, offering flexibility for guests, a study, or a playroom. Outside, the property enjoys generous parking for up to three cars at the front. The rear garden is laid to lawn with a raised decking area, providing an excellent space for outdoor dining and play. A garden shed and child playhouse complete this wonderful outdoor area. For more information or to arrange a viewing, please contact Cranfords on 243878.

Room Descriptions

Ground floor

Entrance hall

5' 10" x 4' 6" (1.78m x 1.37m)

Lounge

19' 7" x 13' 2" (5.97m x 4.01m)

Kitchen

13' 8" x 7' 2" (4.17m x 2.18m)

Appliances include - Electric Bosch 4 ring hob, single oven, LG Washer/Dryer, built in fridge and freezer, free standing Siemens Fridge/Freezer.

Bedroom 3

15' 10" x 7' 3" (4.83m x 2.21m)

Seperate WC

5' 1" x 2' 11" (1.55m x 0.89m)

Conservatory

15' 8" x 11' 10" (4.78m x 3.61m)

First Floor

Bedroom 1

10' 11" x 12' 10" (3.33m x 3.91m)

Bedroom 2

13' 2" x 7' 1" (4.01m x 2.16m)

Services

Mains electricity and water and drainage. Coal-fired back boiler, which heats the rads and hot water.

PRICE INCLUDES

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed. Outdoor bike storage shed to front. Two storage boxes in rear garden.

POSSESSION

By arrangement.

VIEWING

Stricky 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.

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: Driveway.

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

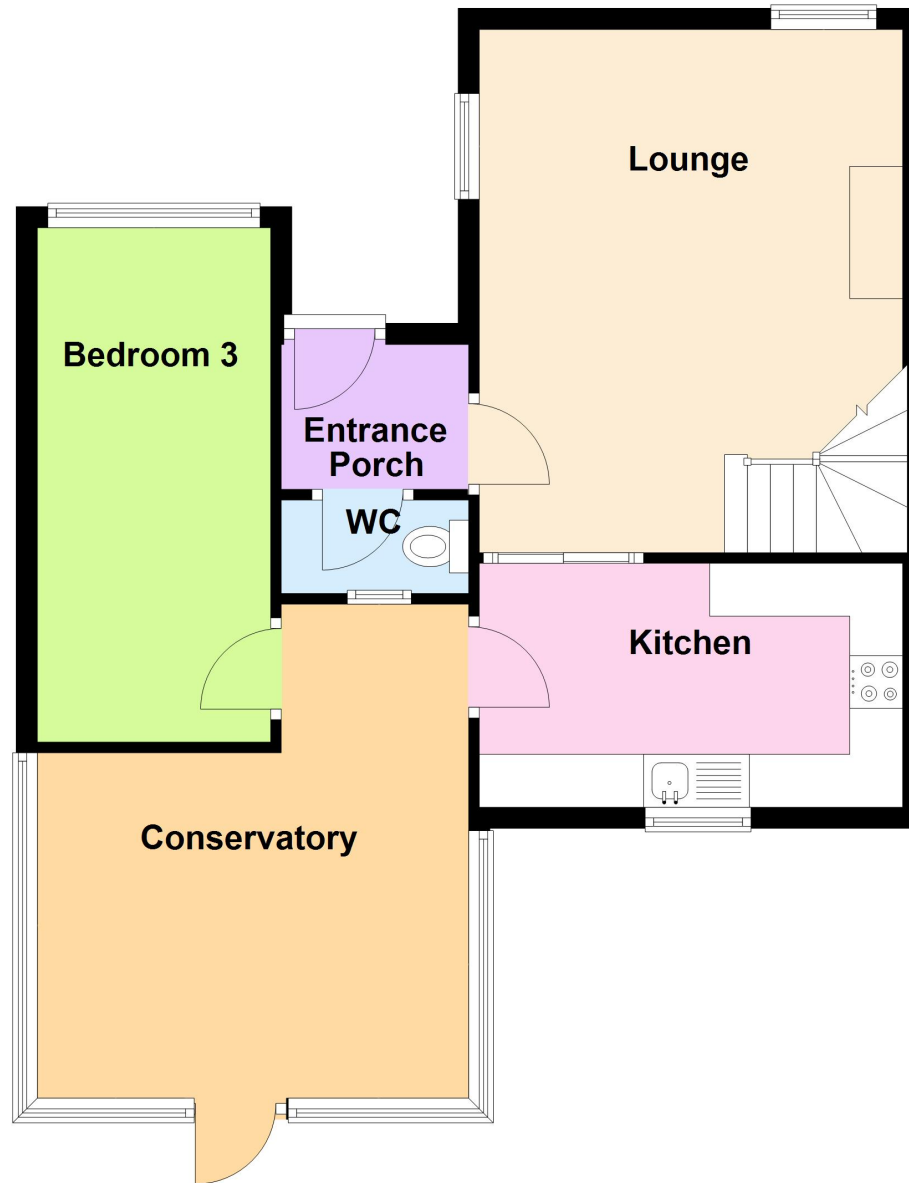
Any easements, servitudes, or wayleaves? No

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

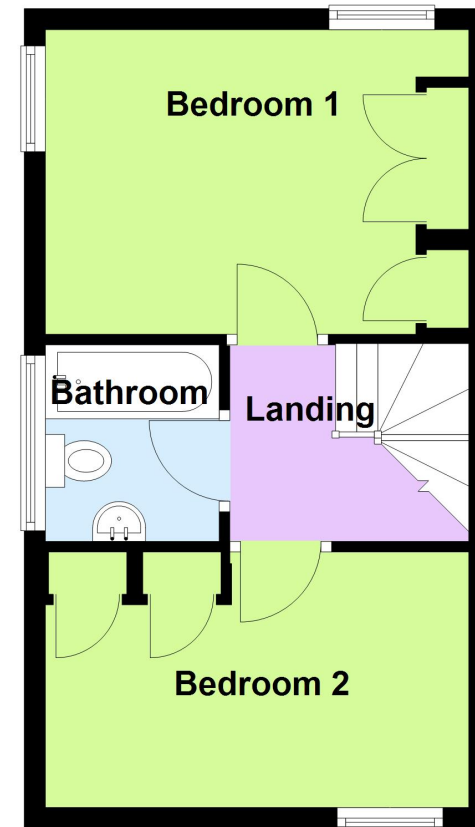


Floorplan

Ground Floor



First Floor



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