

£345,000  
Freehold







## Features

- Semi-Detached Cottage
- Brand New Windows Throughout
- Cosmetic Upgrading Desired
- Situated In The Heart Of Town
- Ideal First Time Buy or Buy To Let Investment
- On Street Parking In The Area
- Stones Throw From Town & North Beach
- Two Block Built Sheds To Rear
- TRP 79
- LR3345

## Summary of Property

New to the local market is Doyle Cottage, a charming one-bedroom home tucked away on Doyle Street, right in the heart of town. Its central location makes it perfect for a professional couple or single occupant working nearby, as well as an excellent choice for investors looking for a strong rental opportunity. On the ground floor, you'll find a cosy lounge, separate from a bright and airy kitchen/diner that offers plenty of space for everyday living. Upstairs, the first floor features a generously sized bedroom with an adjoining dressing room or nursery, which leads through to the en-suite bathroom. There is also a separate W/C on the landing for added convenience. The property benefits from useful loft storage, ideal for keeping belongings neatly tucked away. The current owners have already upgraded the cottage with brand-new UPVC windows throughout — a great start toward transforming Doyle Cottage into a fabulous home. There is still plenty of potential to further improve and add value, making this an appealing option for buyers seeking a property they can personalize. Viewing is highly recommended to fully appreciate everything Doyle Cottage has to offer.

## Room Descriptions

### Ground Floor

#### Entrance Porch

#### Lounge

14' 0" x 13' 6" (4.27m x 4.11m)

#### Kitchen/Diner

14' 8" x 8' 4" (4.47m x 2.54m) Appliances include Stoves 4 ring electric hob, New Home oven, Hotpoint washing machine & LEC fridge/freezer.

### First Floor

#### Landing

8' 0" x 7' 3" x 2' 6" (2.44m x 2.21m x 0.76m)

#### W/C

5' 0" x 2' 7" (1.52m x 0.79m)

#### Bedroom

13' 8" x 9' 1" (4.17m x 2.77m)

#### Dressing Area

12' 4" x 6' 0" (3.76m x 1.83m)

#### Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

### Services

Mains electricity, water and drainage. Gas central heating.

### Price includes

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

### 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.

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

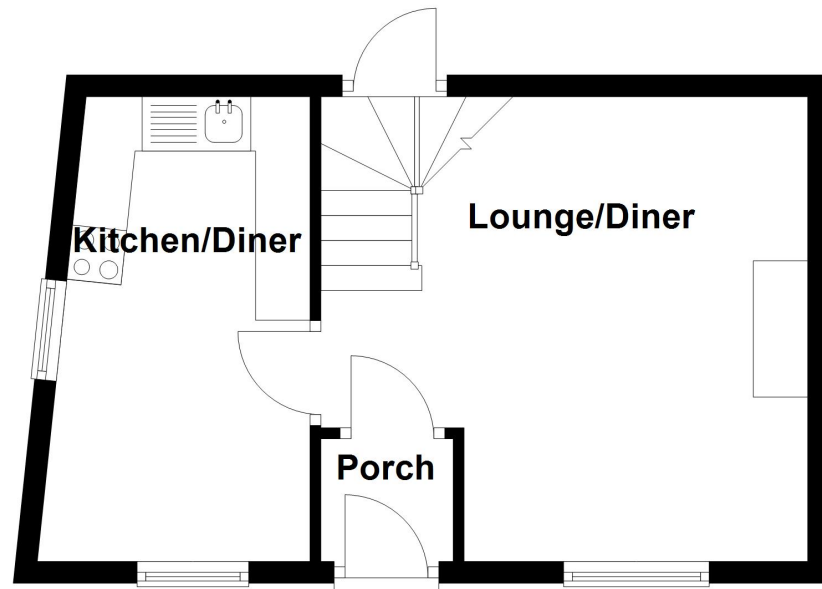
**Any easements, servitudes, or wayleaves?** No

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

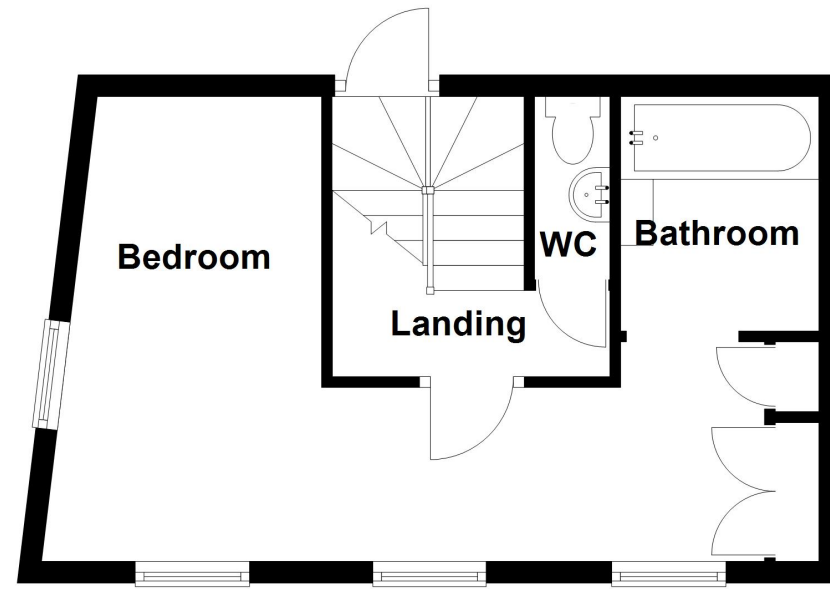


## Floorplan

**Ground Floor**



**First Floor**



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