

£495,000
Freehold



Cranford's
Estate Agents



Features

- Convenient Location In Between The Bridge & Town
- Parking For 2/3 Vehicles
- Ample On Street Parking
- Rear Garden & Shed
- Partly Renovated Detached House
- Move-in Condition
- Rural Aspect To Rear
- LR3109
- TRP 102

Summary of Property

Newly introduced to the local market, Greenacres is a two-bedroom detached home ideally located on Victoria Avenue in St Sampson. Positioned conveniently between Town and The Bridge, the property enjoys easy access to a wide range of amenities, all within a five-minute drive. The accommodation comprises a welcoming L-shaped open-plan living area, with a ground-floor bedroom situated just off the living space. This layout makes the property particularly well suited to downsizers or those seeking the convenience of downstairs living. The kitchen leads through to a utility area and bathroom, which remains unfinished and offers excellent scope for a purchaser to complete and personalize to their own taste. On the first floor, the property benefits from a master bedroom with an en-suite shower room, which has been stylishly finished by the current owners. Externally, Greenacres offers private parking for two to three vehicles, along with a rear garden and shed. There is further potential to create additional parking or extend the garden, subject to requirements. For further information or to arrange a viewing, please contact Cranfords on 01481 243878.

Room Descriptions

Ground Floor

Lounge/Diner

16' 3" x 10' 0" (4.95m x 3.05m) Max.

Kitchen/Breakfast Room

12' 0" x 9' 0" (3.66m x 2.74m) Appliances include Candy 4 ring electric hob, extractor fan, Bosch single electric oven & grill, Hotpoint dishwasher & Hotpoint fridge/freezer.

Bedroom 2

11' 2" x 11' 0" (3.40m x 3.35m)

Utility

12' 0" x 7' 0" (3.66m x 2.13m) Appliances include Beko washing machine & Hotpoint tumble dryer.

Family Bathroom

8' 5" x 6' 8" (2.57m x 2.03m)

First Floor

Master Bedroom

18' 0" x 11' 3" (5.49m x 3.43m)

En-Suite Shower Room

4' 5" x 4' 2" (1.35m x 1.27m)

Services

Mains electricity, water and drainage. Oil central heating.

Price includes

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

possession

By arrangement.

Viewing

Strictly by appointment.

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



Material Information

Parking Types: None.

Heating Sources: Oil.

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

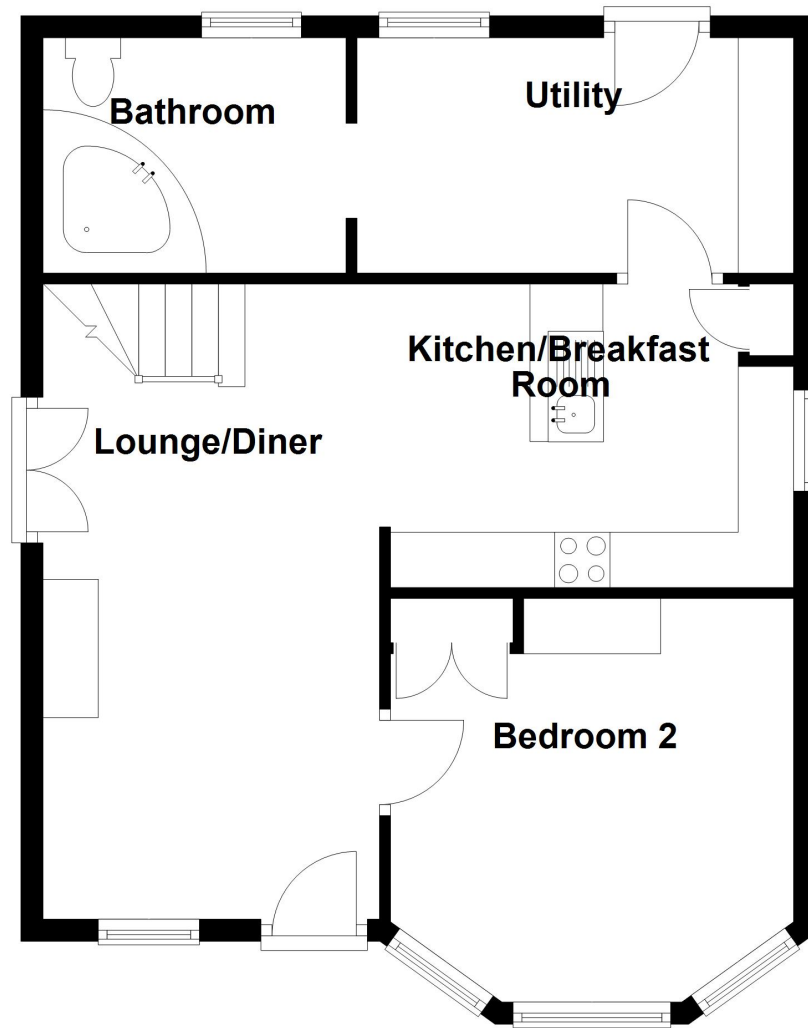
Any easements, servitudes, or wayleaves? No

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

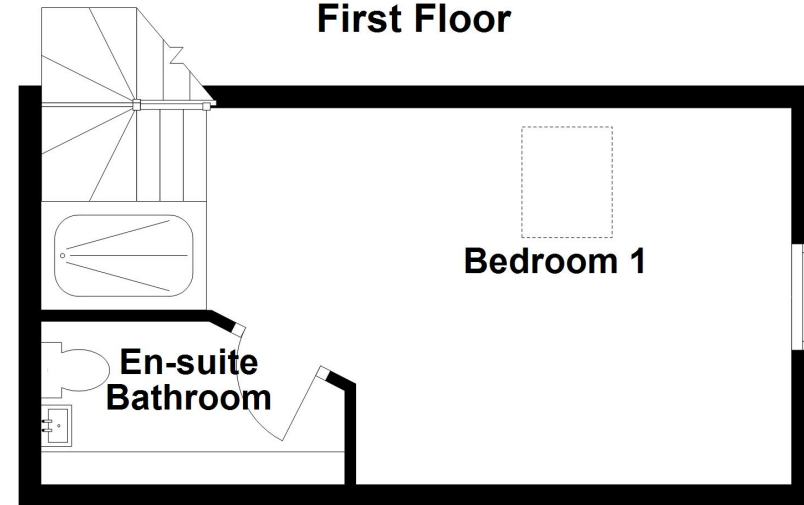


Floorplan

Ground Floor



First Floor



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