

£915,000





Features

- Double Garage
- Scope For Separate 2 Bed Apartment
- Deceptively Large Home
- Rear Patio & Grass Garden
- Close To Local Amenities
- Beautiful Sea Views
- TRP 214
- LR3091

Summary of Property

Offered to the local market is Maurivel, a well presented detached and unique 5 bedroom house set over three floors. Positioned on the corner of Bulwer avenue this spacious property boasts panoramic sea and island views from the sitting room and offers flexible living with the possibility to have a two bedroom ground floor apartment with it's own entrance separate to the main house. There also is a double garage plus parking for 2 to 3 vehicles as well as a rear private enclosed garden and patio ideal for children and pets safety. Maurivel is a fantastic property with much to offer and must be seen to fully appreciate how deceptively spacious and well positioned this property is.

Room Descriptions

Ground Floor

Entrance Hall

12' 0" x 2' 10" (3.66m x 0.86m)

Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)

Bedroom 3

19' 0" x 11' 11" (5.79m x 3.63m)

Bedroom 4

12' 0" x 9' 8" (3.66m x 2.95m)

First Floor

Kitchen

Appliances include 4 ring Zanussi electric hob, Zanussi single oven, Bosch washing machine, AEG dish washer, Hotpoint fridge. Extractor fan.

Lounge/Diner

32' 1" x 15' 0" (9.78m x 4.57m)

Bedroom 1

12' 0" x 9' 9" (3.66m x 2.97m)

En Suite

6' 2" x 5' 8" (1.88m x 1.73m)

Bedroom 2

12' 2" x 10' 11" (3.71m x 3.33m)

Bathroom 3

7' 0" x 6' 2" (2.13m x 1.88m)

Second Floor

Bedroom 5

21' 9" x 10' 4" (6.63m x 3.15m)

Services

New Electric Central Heating, Mains electricity, water and drainage.

Price Includes

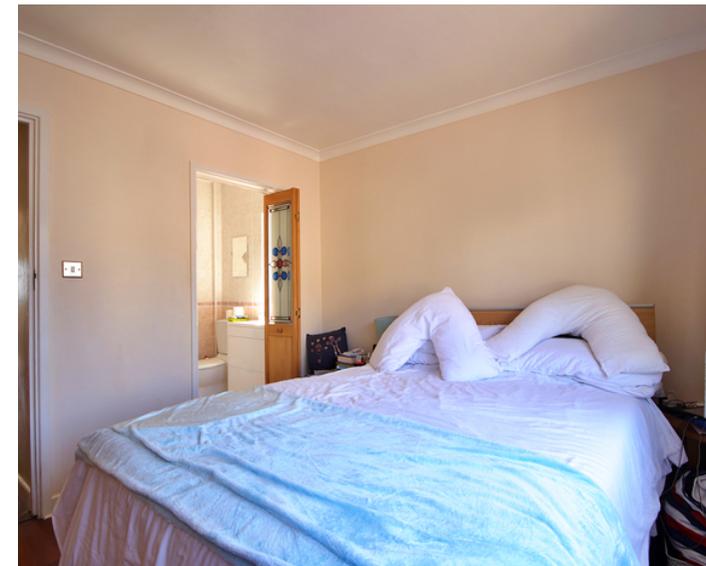
Floor coverings, curtains/blinds and light fittings. Appliances as detailed.

Possession

By arrangement.

Viewing

Strictly by appointment.



Material Information

Parking Types: Driveway. Garage.

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

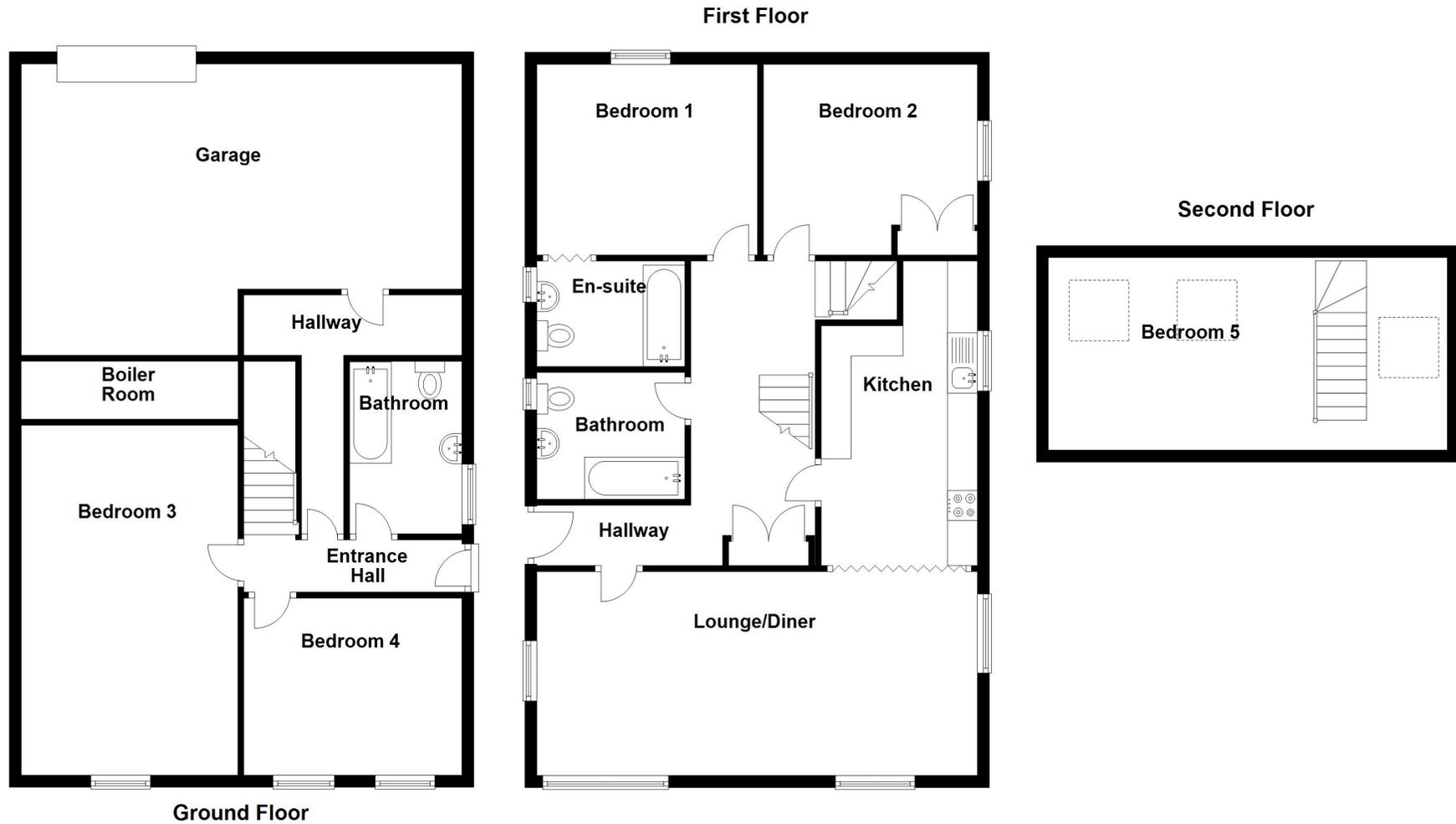
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Floorplan



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.

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