

£290,000  
Freehold



BRIDGE HOUSE  
Rats & B  
(ar)

  
Cranfords  
Estate Agents





### Features

- First Floor Flat
- Ideal Buy To Let Or First Time Buy
- Ample On Street Parking In The Area
- Short Stroll To The Bridge
- No Onward Chain
- Move-In Condition
- Cosmetic Upgrading Desired
- LR3353

### Summary of Property

Cranfords are delighted to present Flat 6, Weighbridge House to the Guernsey local market. Situated on the first floor of this well-maintained building, the property is offered in move-in condition, whilst also providing an excellent opportunity for a new owner to modernize and personalize to their own taste. This property enjoys a highly convenient location, just a stone's throw from the Bridge and its range of amenities. While the property does not have allocated parking, there is ample on-street parking available in the surrounding area. Accessed via a communal entrance hall, the flat is positioned up one flight of stairs and along the corridor. Internally, the entrance hall provides space for coats and shoes and includes a useful boiler/storage cupboard offering additional practicality. The accommodation comprises a generously sized double bedroom and a bathroom located off the hallway, with the well-proportioned lounge/diner positioned at the end, creating a comfortable and welcoming living space. The kitchen is accessed directly from the lounge and has been well cared for by the previous tenants, the kitchen also includes appliances as listed, along with plumbing for a washer/dryer. Early viewing is recommended to appreciate the potential and superb location on offer. To arrange your appointment, please contact Cranfords on 01481 243878.

## Room Descriptions

### Entrance hall

9' 2" x 3' 0" (2.79m x 0.91m)

### Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

### Bedroom

13' 3" x 10' 7" (4.04m x 3.23m)

### Lounge/Diner

15' 4" x 11' 4" (4.67m x 3.45m)

### Kitchen/Breakfast

10' 7" x 9' 4" (3.23m x 2.84m) Appliances include electric Beko 4 ring hob, electric Beko oven, Hotpoint fridge/freezer & Magnet extractor fan. Plumbing in place for washer/dryer.

## Services

Mains electricity, water and drainage. Electric 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:** On Street.

**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

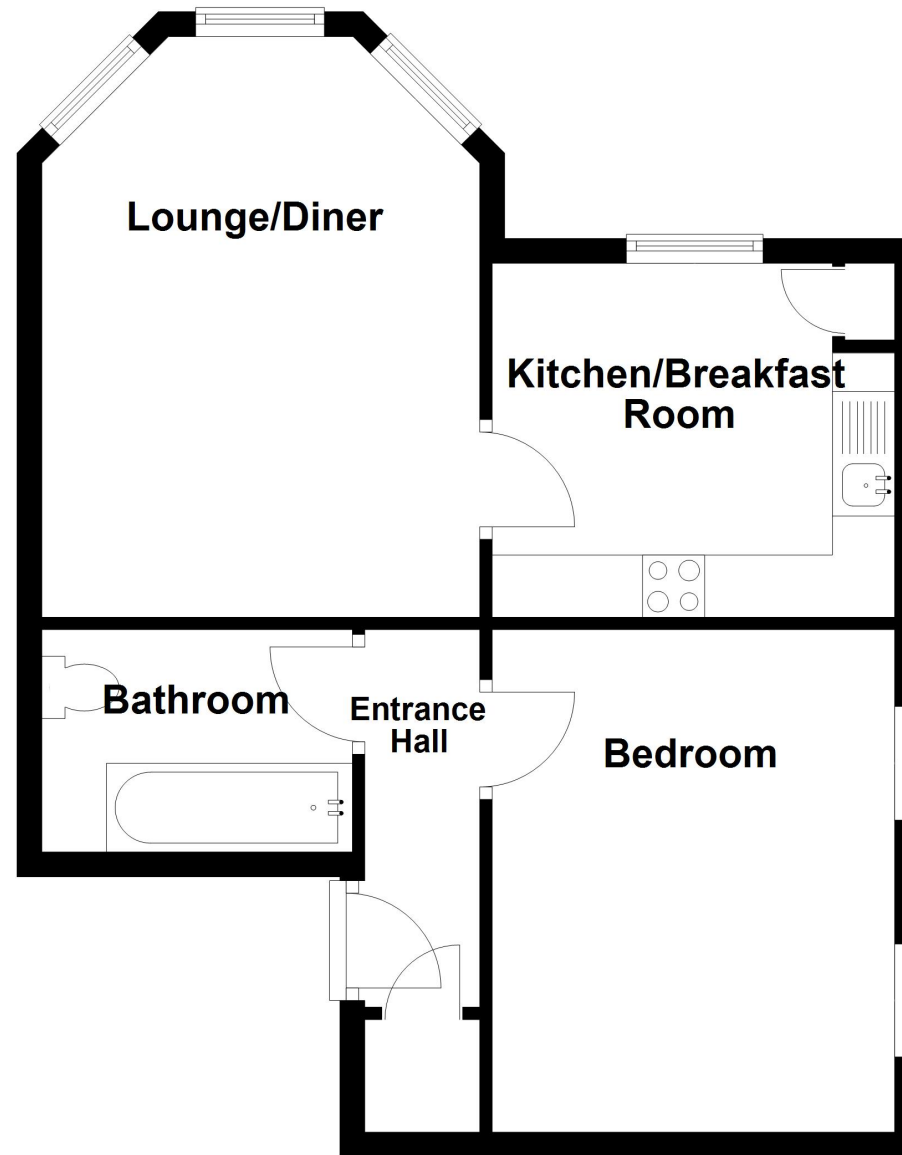
**Are there any restrictions associated with the property?** No

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

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



## Ground Floor



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