

£650,000
Freehold



Cranfords
Estate Agents



Features

- Short Stroll To The Bridge
- Ideal Family Home
- Private Parking For 2 Vehicles
- Modern & Light Rooms Throughout
- Side Garden
- Generous Sized Accommodation
- TRP 130
- LR3175

Summary of Property

Cranfords are delighted to offer Holingues to the local market. Ideally situated just minutes from the bridge and a stone's throw from Delancey Park, this well-presented home enjoys a highly convenient location while offering excellent living space both inside and out. The property benefits from a generous side garden and two allocated parking spaces. Over the years, the current owners have thoughtfully improved and developed the home, including a recent extension completed only a few years ago. This addition has created spacious and versatile accommodation, with the potential to convert the dining room into a fourth bedroom if desired. On the first floor, there are two bedrooms, including a well-proportioned double, along with a shower room. The top floor offers stunning island and rooftop views, enjoyed from the office and bathroom, which lead through to the impressive master bedroom. Viewing is highly recommended to fully appreciate everything Holingues has to offer.

Room Descriptions

Ground Floor

Entrance Hall

12' 0" x 4' 0" (3.66m x 1.22m)

Lounge

18' 0" x 12' 0" (5.49m x 3.66m)

Kitchen

12' 0" x 8' 0" (3.66m x 2.44m) Appliances include 4 ring Electrolux hob, AEG double oven, Hoover fridge/freezer, Hotpoint washing machine & Whirlpool dish washer.

Dining Room

14' 0" x 11' 6" (4.27m x 3.51m)

First floor

Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m) Max.

Shower Room

8' 0" x 4' 0" (2.44m x 1.22m)

Second Floor

Landing/Office

13' 0" x 8' 0" (3.96m x 2.44m) Max.

Master Bedroom

13' 0" x 12' 0" (3.96m x 3.66m) Max.

Bathroom

12' 0" x 4' 0" (3.66m x 1.22m) Max.

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



Material Information

Parking Types: Allocated.

Heating Sources: Gas Central.

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

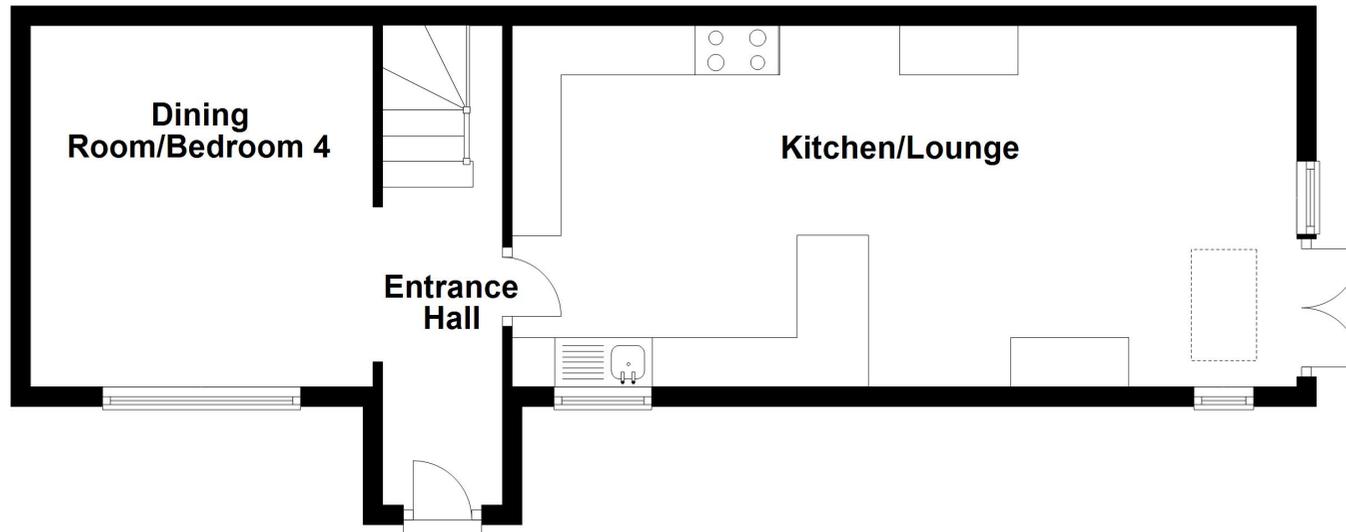
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

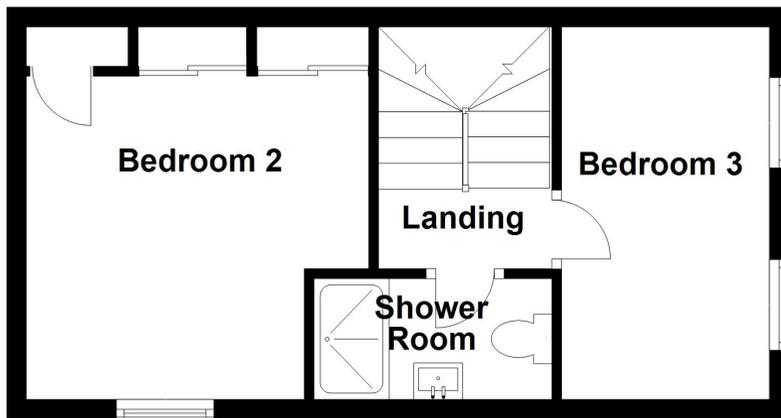
The existence of any public or private right of way? No



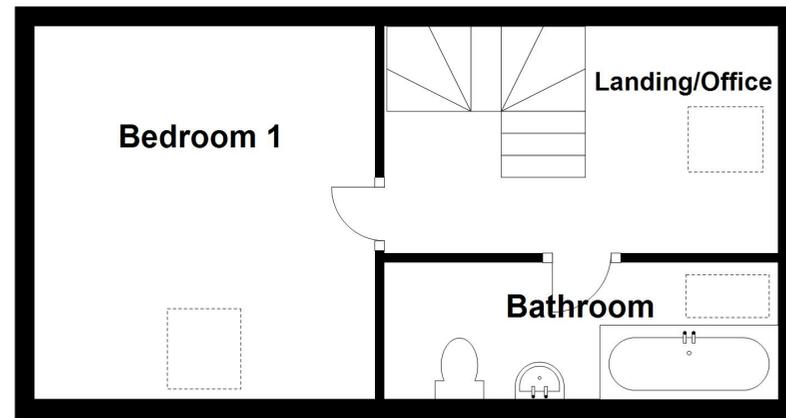
Ground Floor



First Floor



Second Floor



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