



1 Brayepark Estate, Braye Road, Vale, Guernsey, Channel Islands
. GY3 5PP

£630,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

FEATURES

- Very Well Looked After Property
- Front & Rear Gardens
- New Electric Board
- Separate Ground Floor W/C
- Cosmetic Upgrading Desired
- Cavity Built
- Ideal FTB Or Second Home
- TRP 154
- LR3365



ROOM DESCRIPTIONS

Ground floor

Porch

5' 4" x 4' 6" (1.63m x 1.37m)

W/C

5' 0" x 3' 0" (1.52m x 0.91m)

Lounge/Diner

22' 0" x 14' 0" (6.71m x 4.27m)

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m) Appliances include electric 4 ring hob, Stoves oven, Hotpoint washing machine, Hotpoint fridge/freezer, Indesit cooker hood & Igenix microwave.

First floor

Landing

12' 0" x 15' 0" x 3' 6" (4.57m x 1.07m x 3.66m)

Bedroom 1

12' 0" x 9' 5" (3.66m x 2.87m)

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom 3

10' 0" x 8' 5" (3.05m x 2.57m)

Bathroom

8' 8" x 5' 0" (2.64m x 1.52m)

Services

Mains electricity, water and drainage. Electric central heating, eco 12.

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: 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

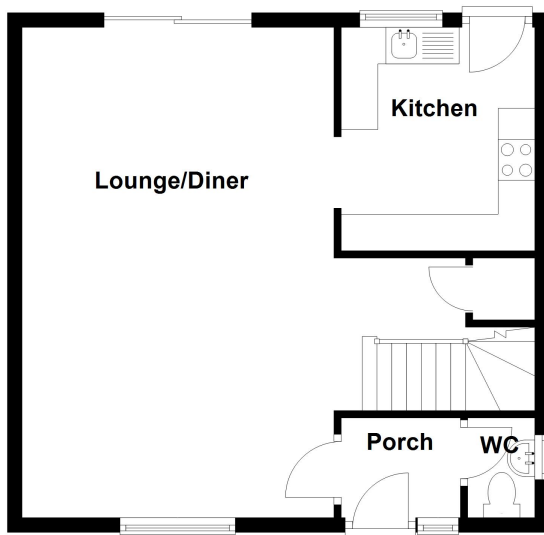
The existence of any public or private right of way? No



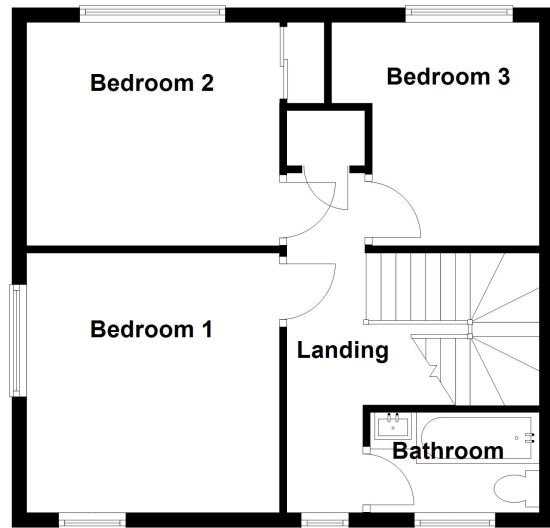


FLOORPLAN

Ground Floor



First Floor



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