

£725,000





Features

- Family Home
- Well Designed With Bright & Airy Rooms
- High Spec Finish
- Brand New Build
- Enclosed Gardens
- Parking For Two
- Chain Free
- Document Duty Paid By Developer

Summary of Property

Cranfords is pleased to present two brand new terraced properties to the local market. Both of these properties provide a light and spacious open plan kitchen and lounge area, WC and entrance hall on the ground floors, with 3 double bedrooms, a modern family bathroom and a master en-suite on the top floors. There will be 2 allocated parking spaces for each property and lovely enclosed rear gardens. With local amenities including shops and St Sampsons school just minutes away, these properties would be ideal for growing families or perhaps buy-to-let investors. Contact Cranfords now if you're interested and would like to know more!

Room Descriptions

Ground Floor

Entrance Hall

6' 7" x 5' 5" (2.01m x 1.65m)

Open Plan Living

42' 0" x 15' 8" (12.80m x 4.78m)

Appliances include Neff 4 ring hob and double electric oven, Neff fridge/freezer and Neff Dishwasher. Under floor heated.

Separate W/C

7' 0" x 2' 8" (2.13m x 0.81m)

Under floor heated.

First Floor

Bedroom 2

13' 4" x 9' 7" (4.06m x 2.92m)

Bedroom 3

9' 1" x 8' 8" (2.77m x 2.64m)

Family Bathroom

5' 9" x 5' 8" (1.75m x 1.73m)

Under floor heated.

Second Floor

Bedroom 1

13' 5" x 12' 0" (4.09m x 3.66m) Max

Built in wardrobes.

En Suite

9' 1" x 8' 8" (2.77m x 2.64m) Max

Under floor heated.

Services

Mains electricity, water and drains. Electric 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 statements and particulars. All negotiations to be conducted.



Material Information

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

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.

1, Westerbrook, Southside, GY2 4QQ 01481 243878 sales@cranfords.co.uk