

£295,000
Freehold





Features

- Ground Floor
- Separate Entrance
- Move-In Condition
- Ample On Street Parking
- Ideal First Home Or Downsize Opportunity
- Stones Throw From The Bridge
- No Onward Chain
- LR3352

Summary of Property

Cranfords are delighted to present Flat 5, Weighbridge House to the local market. Situated on the first floor of this well-maintained building, the property is offered in a lovely move-in condition whilst also providing an excellent opportunity for a new owner to personalise the property 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. This flat is accessed via a private entrance on the ground floor to the rear of the building. The accommodation comprises a generously sized double bedroom, a well proportioned bathroom, kitchen that is well equipped with appliances and offers an abundance of space relative to the flat with the well-proportioned lounge/diner all positioned off the main entrance hall creating a comfortable and welcoming living space. Early viewing is recommended to appreciate the potential and superb location on offer. For more information or to arrange a viewing, please contact Cranfords on 243878

Room Descriptions

Entrance Hall

11' 7" x 2' 10" (3.53m x 0.86m)

Bathroom

8' 4" x 7' 0" (2.54m x 2.13m)

Bedroom

12' 8" x 9' 5" (3.86m x 2.87m)

Kitchen

12' 8" x 9' 2" (3.86m x 2.79m) Appliances includes Zanussi 4 ring hob, Zanussi oven, Hotpoint washing machine, Zanussi fridge, Montpellier freezer & Zanussi extractor fan.

Lounge/Diner

16' 0" x 14' 3" (4.88m x 4.34m)

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

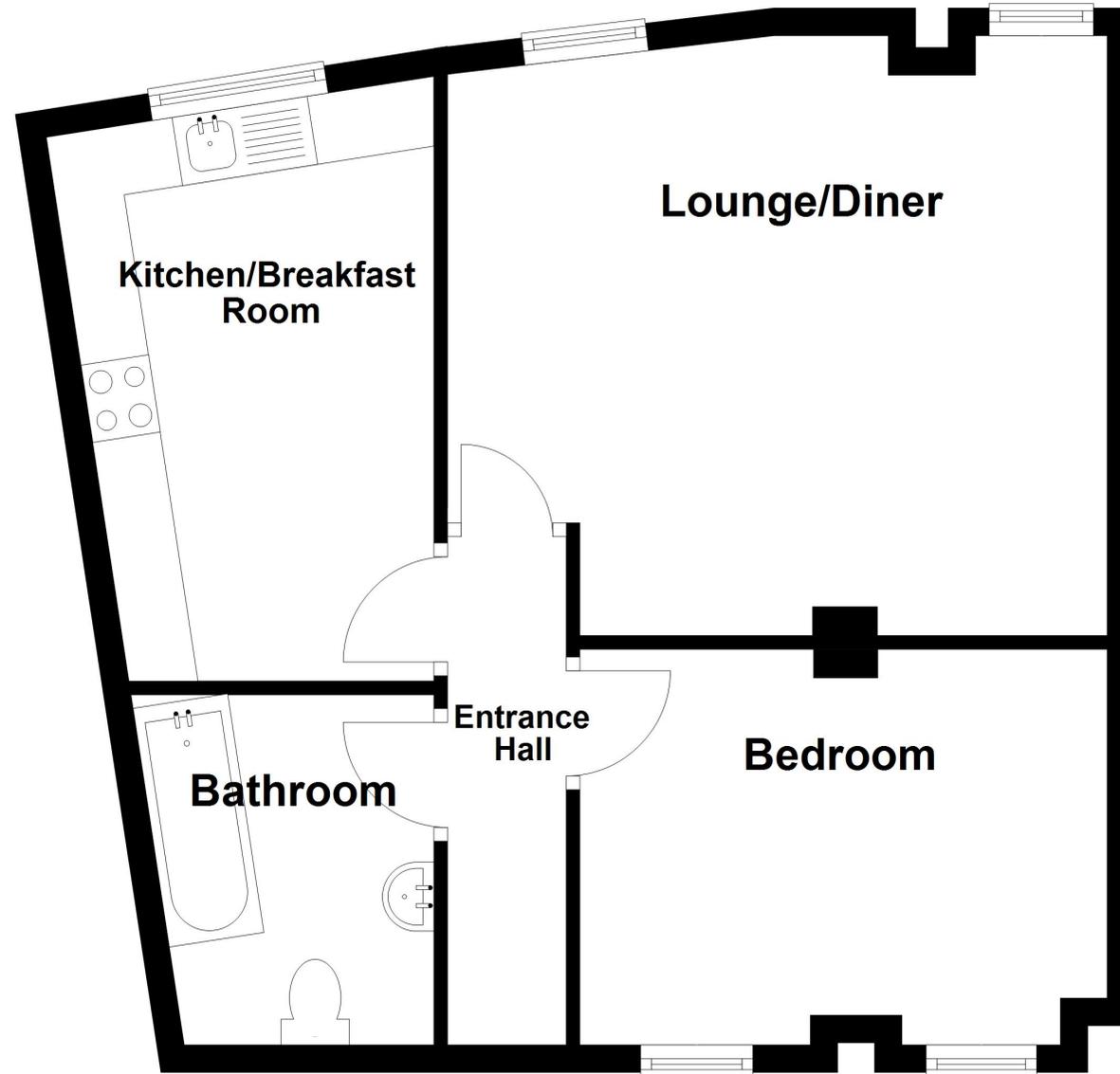
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Ground Floor



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