

£370,000  
Freehold



New Beginnings

Cranfords  
Estate Agents



## Features

- Close to Local Amenities
- Ideal First Time Buy
- Patio Rear Garden
- Rented Parking On Doorstep
- On Street Parking In The Area
- Shed With Plumbing and Electric
- TRP 50
- LR3185

## Summary of Property

Newly offered to the local market, New Beginnings is a charming two-bedroom home, ideally suited to first-time buyers, downsizers, and investors alike. Tucked away in a quiet lane just off Route Isabelle, the property enjoys a peaceful setting while being only a short stroll from Kings Sports Club and other nearby amenities. The accommodation comprises a comfortable lounge, a fitted kitchen, a well-proportioned double bedroom, a single bedroom and a shower room, offering practical and low-maintenance living. Externally, the property benefits from an enclosed rear patio garden, providing a private sunny outdoor space to relax or entertain. A useful shed, equipped with both power and plumbing, offers excellent potential for conversion into a utility area, workshop, or additional functional space, subject to requirements. While the property does not include private parking, the current vendors rent two spaces directly outside the front door, in addition to the availability of on-street parking nearby. Early viewing is highly recommended to appreciate the convenience and versatility this home has to offer. To arrange your viewing, please contact Cranfords on 243878 today.

## Room Descriptions

### GROUND FLOOR

#### Lounge

12' 05" x 10' 0" (3.78m x 3.05m)

#### Kitchen

12' 0" x 10' 0" (3.66m x 3.05m) Appliances include: Zanussi 4 ring hob, extractor fan, Kingfisher oven, Swan washing machine, Whirlpool fridge/freezer, Candy tumble dryer & Hotpoint dish washer.

#### Bedroom 1

12' 08" x 8' 10" (3.86m x 2.69m)

#### Bedroom 2

9' 0" x 7' 0" (2.74m x 2.13m)

#### Bathroom

9' 0" x 3' 0" (2.74m x 0.91m)

### 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:** 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

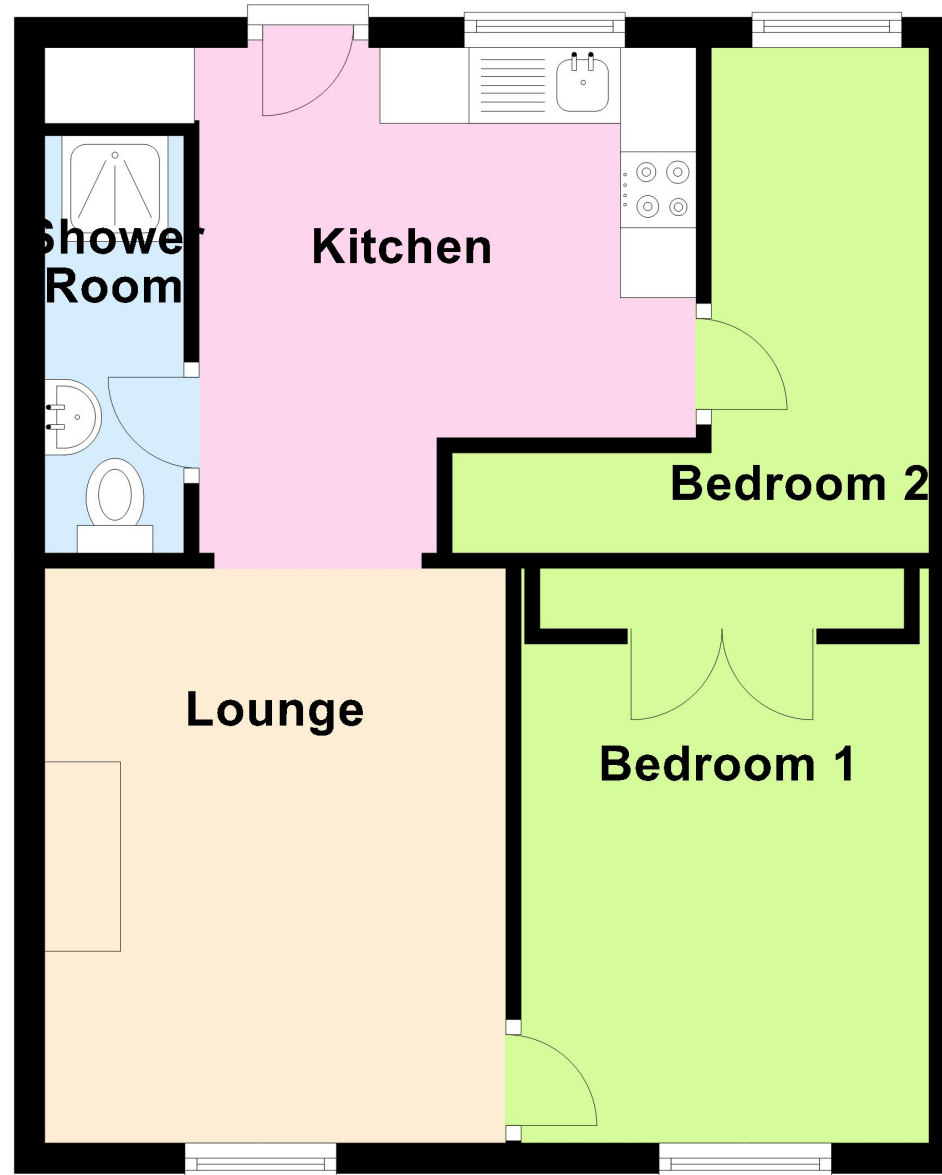
**Are there any restrictions associated with the property?** No

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

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



# Ground Floor



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