

BRAMBLE LEAF

SOLE AGENT



2

BEDROOMS

1

BATHROOM

840

SQ FT

£445,000 LOCAL MARKET, VALE

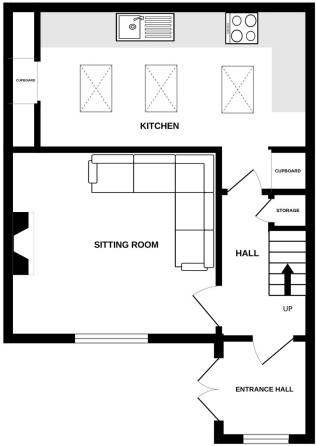
This quaint, semi-detached cottage is situated in a good residential area within close walking distance to the Bridge and Marina. Renovated in previous years (including a new roof) the accommodation is laid out over three floors with spacious landings and comprises an entrance hall, inner hall with storage, sitting room with working fire, fully fitted kitchen with pantry, two bedrooms and bathroom. Externally, there is a small, South-facing enclosed lawned garden with a decked seating area as well as a covered workshop space. Plenty of on-street parking is available in the vicinity. A superb, easy maintainable home, ideal for first time buyers.



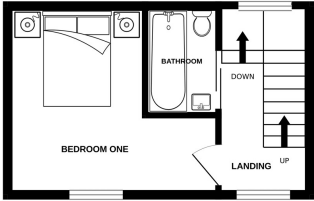
LIVINGROOM
The Channel Island Estate Agent



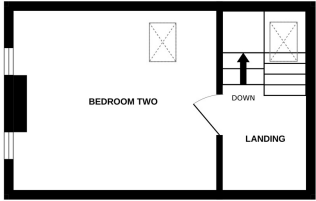
GROUND FLOOR
406 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.0 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

Porch	6'2 x 5'7
Hallway	9'0 x 5'7
Sitting Room	11'7 x 13'0
Kitchen	11'4 x 16'9

FIRST FLOOR

Landing	11'7 x 5'7
Bedroom One	11'7 x 13'0
Bathroom	6'9 x 4'6

SECOND FLOOR

Landing	11'7 x 5'7
Bedroom two	11'7 x 13'0

KEY FACTS

Semi-detached cottage
 Convenient location just off the Bridge and Marina
 Good order throughout
 Small garden with decking and covered workshop/storage
 On-street parking in the vicinity

SERVICES

Mains services

DRAINAGE

Mains drainage

APPLIANCES

Hotpoint double oven and hob
 Hotpoint fridge/freezer
 Indesit tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£445,000



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