

**SOLE
AGENT**

St Maxime

Les Landes Estate | Route Des Landes |

St Maxime is presented to the market in move-in condition but would benefit from minor modernisation. This semi-detached property is located on a quiet clos with L'Ancrese Common and Bordeaux both in walking distance and The Bridge a short drive away. Accommodation comprises a large lounge/diner, kitchen, two bedrooms, a nursery/study and a bathroom. To the front of the property is a low maintenance, south-west facing garden predominantly lawned and with a patio area. To the rear is a small lawned garden with a shed and gated access to the front. There is a car park that forms part of the clos and private to the residents only. There is also the ability to park on the shared private road outside the property.

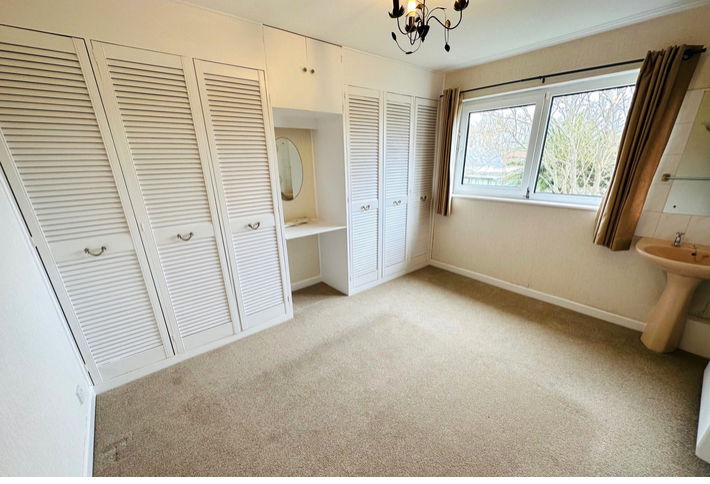
2 BEDROOMS**1 BATHROOM****1 RECEPTION****£580,000**

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



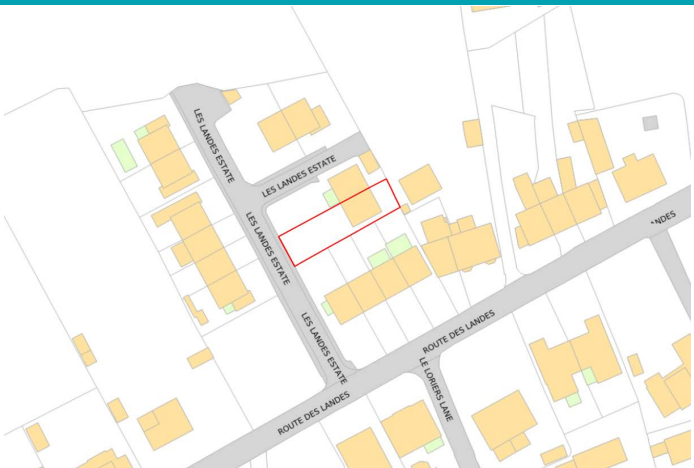
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

1.82m x 1.58m (6' 0" x 5' 2")

Lounge/Diner

6.77m x 5.37m (22' 3" x 17' 7")

Kitchen

2.96m x 2.70m (9' 9" x 8' 10")

First Floor Landing

2.83m x 1.85m (9' 3" x 6' 1")

Master Bedroom

3.94m x 3.36m (12' 11" x 11' 0")

Bedroom 2

3.34m x 3.04m (10' 11" x 10' 0")

Study/Nursery

2.45m x 2.15m (8' 0" x 7' 1")

Bathroom

2.24m x 1.96m (7' 4" x 6' 5")

Garden

To the front of the property is a low maintenance, south-west facing garden predominantly lawned and with a patio area. To the rear is a small lawned garden with a shed and gated access to the front.

Parking

There is a car park that forms part of the clos and private to the residents only. There is also the ability to park on the shared private road outside the property.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Quiet Clos
- Light accommodation
- Low maintenance garden

SERVICES

Mains water, electricity and drainage. Electric night storage heaters.

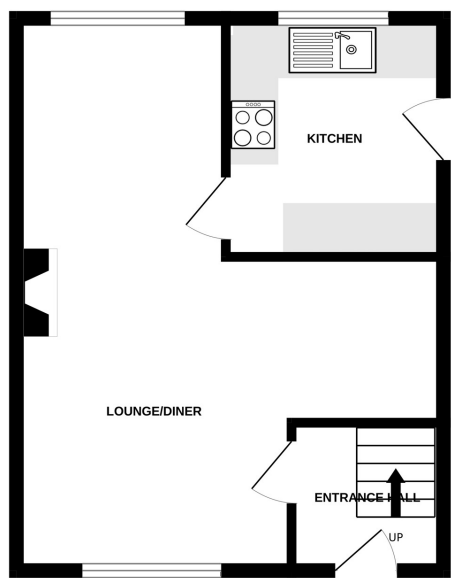
APPLIANCES INCLUDED

- Hotpoint single oven
- Hotpoint four ring hob
- Extractor fan
- Hotpoint fridge/freezer
- Hotpoint washing machine
- Hotpoint tumble dryer

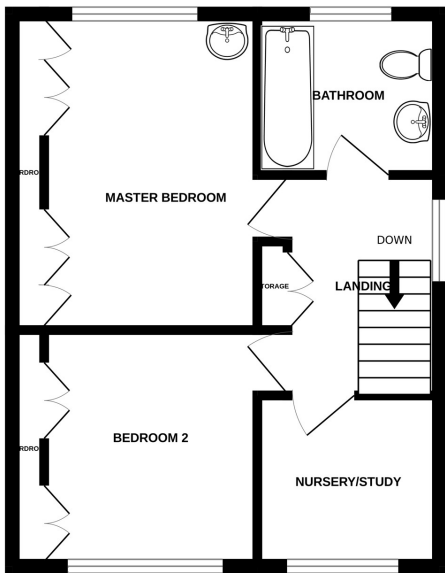
SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

GROUND FLOOR



1ST FLOOR



ST MAXIME

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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