



2 Southwood

Le Bourg | Forest | GY8 0AN

This semi-detached house is presented to the market in excellent condition having undergone major refurbishment by the current owners. There is also potential for further development as plans have been approved for an extension to the rear, which would transform this beautiful cottage into a large, family home creating a wonderful contrast of classic character and modern living. Current accommodation comprises lounge, kitchen/diner, two bedrooms a shower room and a utility room. To the rear of the property is a large garden, predominantly laid to lawn and benefitting from a workshop that can be used as a home office or playroom/summerhouse. A large driveway provides parking for a number of vehicles.

£675,000

ESTATE AGENTS & PROPERTY MANAGERS

SOLE
AGENT

2 BEDROOMS

1 BATHROOM

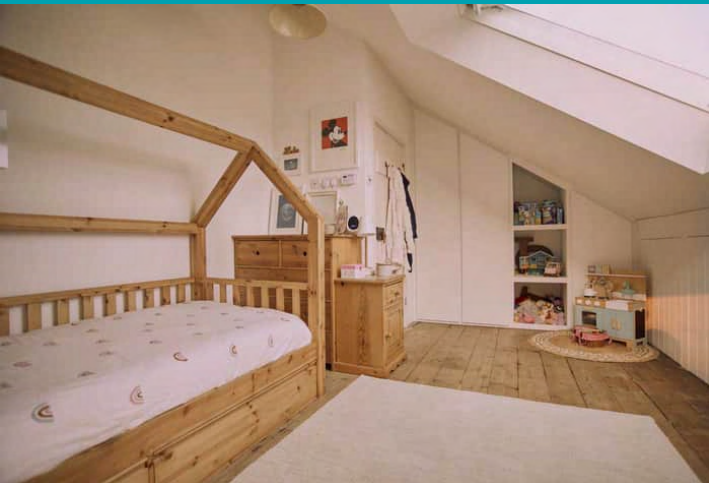
1 RECEPTION

Shields
& Rutland

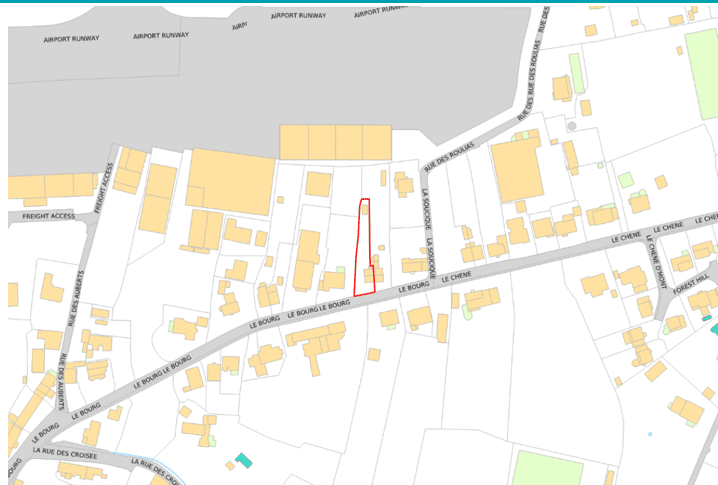
OPENING DOORS SINCE 1993



PHOTOS



SPECIFICATIONS



Lounge

5.41m x 3.80m (17' 9" x 12' 6")

Kitchen/Diner

5.41m x 3.65m (17' 9" x 12' 0")

Utility Room

2.66m x 1.90m (8' 9" x 6' 3")

First Floor Landing

2.05m x 1.84m (6' 9" x 6' 0")

Bedroom 1

3.99m x 3.92m (13' 1" x 12' 10")

Bedroom 2

5.41m x 2.66m (17' 9" x 8' 9")

Shower Room

2.75m x 1.74m (9' 0" x 5' 9")

Garden

To the rear of the property is a large garden, predominantly laid to lawn and benefitting from a workshop that can be used as a home office or playroom/summerhouse.

Parking

A large driveway provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets/flooring and light fittings

SPECIAL FEATURES

- Desirable location
- Excellent condition
- Plans approved for extension
- Large garden
- Workshop

SERVICES

Mains water and electricity.
Cesspit drainage

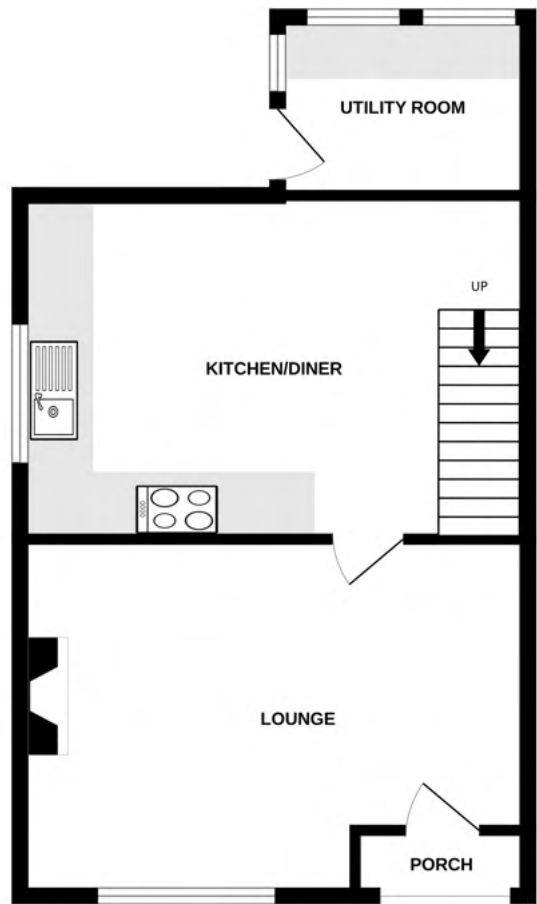
APPLIANCES INCLUDED

To be agreed at sale

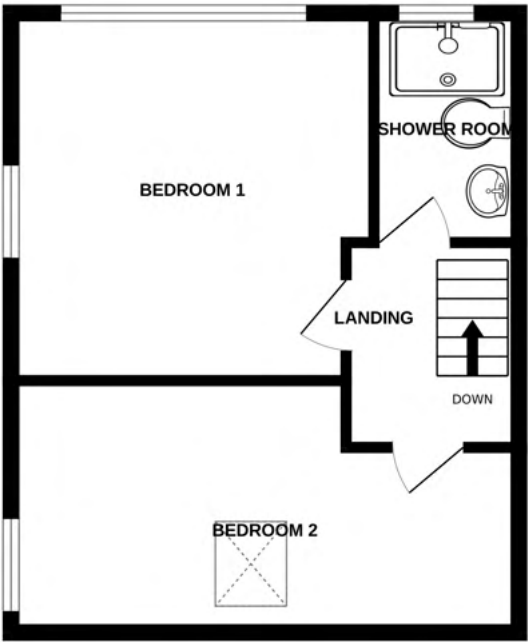
SCHOOL CATCHMENT

Forest Primary School and Les Beaucamps High School

GROUND FLOOR



FIRST FLOOR



2, SOUTHWOOD

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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