SOLE AGENT

Vielmur

Rue Maze | St Martin |

This wonderful family home is located in the heart of St Martin and benefits from having shops, restaurants and scenic lanes on the doorstep. Although presented in excellent condition there is still the opportunity for the new owner to personalise as plans have been approved to replace the conservatory and create a fantastic kitchen/diner/family space. Accommodation comprises kitchen, lounge, dining room, conservatory, three double bedrooms, a single bedroom/study, two bathrooms and a utility room. To the rear of the property is a two-tiered garden laid predominantly to patio with a small lawned area. At the foot of the garden is a gravel driveway that can facilitate three cars.

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

£799,500

ESTATE AGENTS & PROPERTY MANAGERS

Shields & Rutland

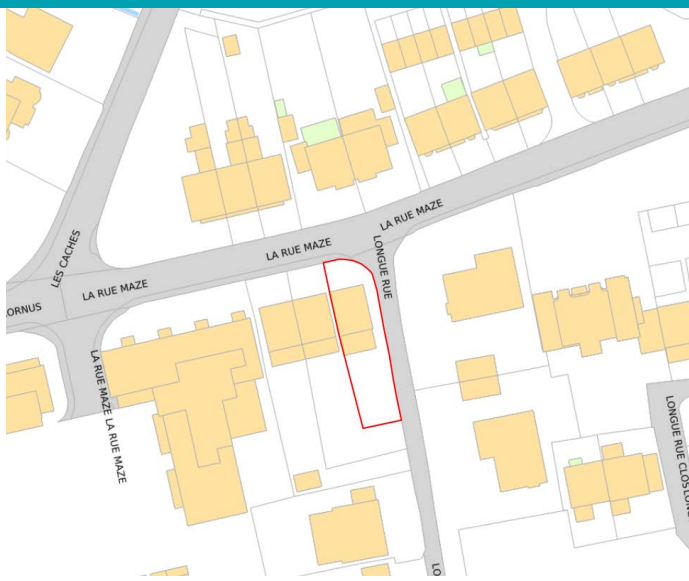
OPENING DOORS SINCE 1993

PHOTOS

PHOTOS

PHOTOS

SPECIFICATIONS



Entrance Hall
17' x 5' 7" (5.18m x 1.69m)

Lounge
16' 1" x 11' 7" (4.91m x 3.52m)

Dining Room
11' 7" x 10' 9" (3.52m x 3.27m)

Conservatory
12' 8" x 9' 10" (3.86m x 2.99m)

Kitchen
11' 11" x 8' 2" (3.64m x 2.50m)

Utility Room
6' 9" x 7' 4" (2.05m x 2.24m)

First Floor Landing
8' 7" x 7' 3" (2.62m x 2.21m)

Bedroom 2
13' 6" x 9' 2" (4.12m x 2.80m)

Bedroom 3
11' 5" x 10' 5" (3.47m x 3.18m)

Bedroom 4/Study
8' 3" x 7' 3" (2.52m x 2.20m)

Shower Room
7' 5" x 7' 1" (2.26m x 2.17m)

Second Floor Landing
11' 6" x 3' 1" (3.50m x 0.93m)

Bedroom 1
14' 5" x 14' 4" (4.40m x 4.36m)

Bathroom
14' 6" x 7' 11" (4.43m x 2.42m)

Garden
To the rear of the property is a two-tiered garden laid predominantly to patio with a small lawned area.

Parking
At the foot of the garden is a gravel driveway that can facilitate three cars.

PRICE INCLUDES
Curtains, carpets and light fittings

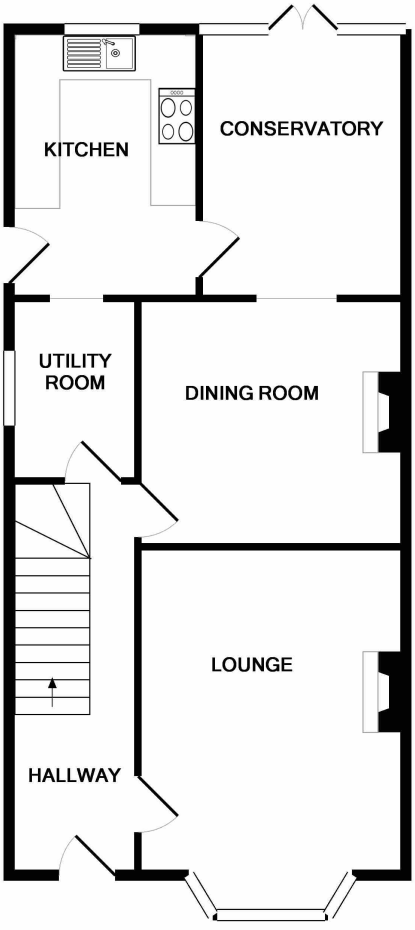
SPECIAL FEATURES
- Double glazing
- Working fireplace
- Convenient location
- South-facing garden

SERVICES
Mains drain, water and electricity.
Oil fired central heating.

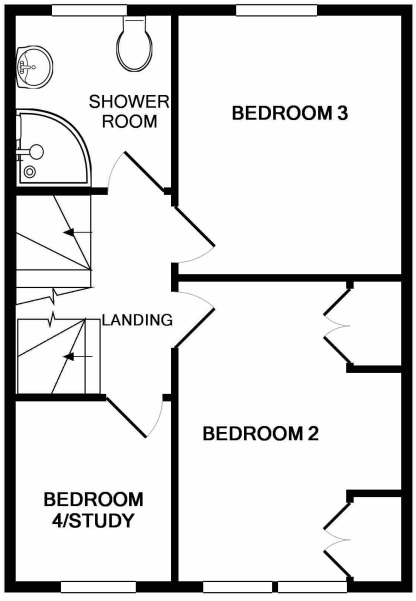
APPLIANCES INCLUDED
To be agreed at sale

SCHOOL CATCHMENT
St Martin Primary School
Les Beaucamps High School

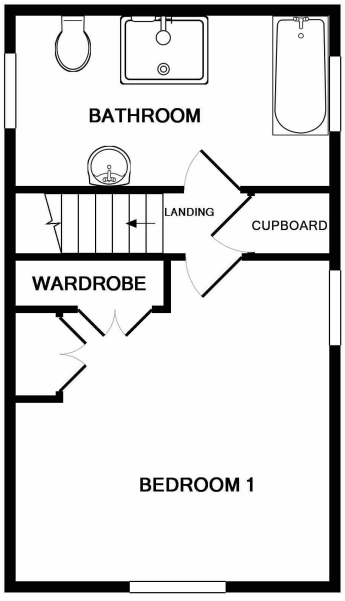
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

VIELMUR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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