

L'abreuvoir

St Sampson



L'abreuvoir is a three bedroom period house positioned just off The Bridge and all of its useful amenities. Comprising of a sitting room, dining room, kitchen breakfast room, conservatory, separate utility room and WC all on the ground floor and a family bathroom, two double bedrooms and a single bedroom on the 1st floor. Externally there is a rear enclosed garden laid to lawn plus patio area as well as parking for 2 to 3 small vehicles. Although the property would benefit from some TLC, it has plenty of character and scope to really make it your own. To finish off this package, there are drawings for an additional 3 bedroom family home to be built on the plot that has been approved in principle.

- ✓ 3 Bedrooms
- ✓ 1 Bathroom
- ✓ Parking For 2/3 Vehicles
- ✓ Scope To Create Extra Garden Or Parking
- ✓ Lots Of Potential For A New Owner
- ✓ Situated Nearby Many Local Amenities
- ✓ Scope To Turn Lounge Into 4th Bedroom
- ✓ LR3227
- ✓ TRP 154
- ✓ 3 bedroom Home Plot in Garden



Accommodation

Ground Floor

Entrance Hall

12' 6" x 4' 8" (3.81m x 1.42m)

Lounge

15' 5" x 12' 8" (4.70m x 3.86m)

Dining Room

15' 3" x 12' 0" (4.65m x 3.66m)

Kitchen

Appliances include Neff 4 ring gas hob, Neff single oven, Bosch fridge/freezer & Beko dish washer.

13' 0" x 11' 2" (3.96m x 3.40m)

Utility

7' 0" x 3' 0" (2.13m x 0.91m)

W/C

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

First Floor

Landing

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

Shower Room

13' 0" x 5' 7" (3.96m x 1.70m)

Bedroom 1

19' 0" x 9' 0" (5.79m x 2.74m)

Bedroom 2

11' 4" x 9' 2" (3.45m x 2.79m)

Bedroom 3

12' 3" x 5' 4" (3.73m x 1.63m)

services



**Mains electricity and water and drainage.
Central heating.**

price includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

possession

By arrangement.

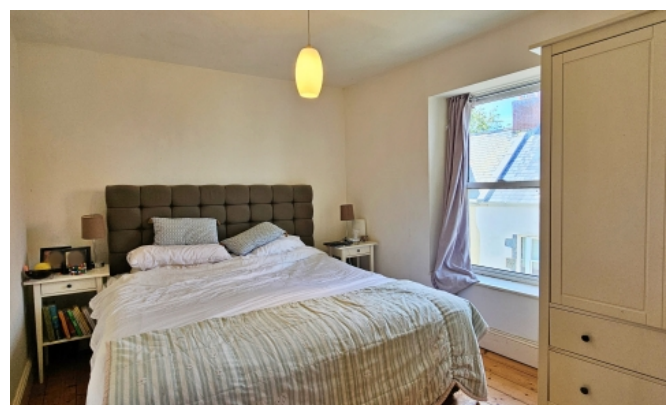
viewing

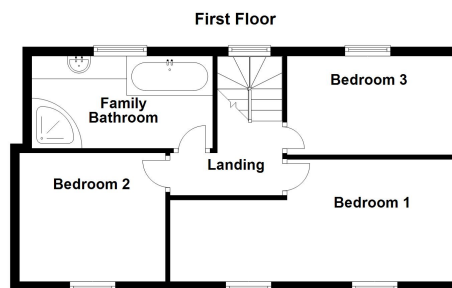
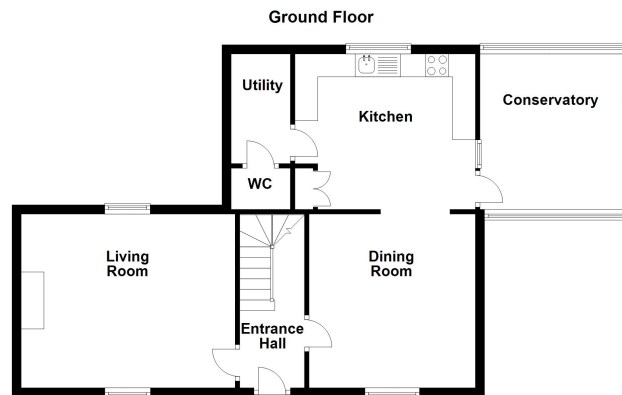
Strictly by appointment.

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