

1 Brayepark Estate

Vale



Cranfords are delighted to present 1 Braye Park Estate to the local market. This well-maintained three-bedroom semi-detached home is ideally situated just off Braye Road, within a small clos of similar properties and conveniently located close to a range of local amenities. The property has been carefully maintained by the current owner and benefits from a recently installed electrical consumer unit, as well as a replacement roof fitted a few years ago. With its low-maintenance design, this home would make an ideal "lock-up-and-leave" property. Bright and airy throughout, the accommodation comprises a spacious sitting room with dining area, a well-proportioned kitchen and a ground floor WC. Upstairs, there are two double bedrooms, one single bedroom and a family bathroom. Further enhancing this attractive home is a single garage and off-street parking for several vehicles, with potential to increase parking capacity subject to the necessary permissions. This charming and low-maintenance family home must be viewed to

- ✓ 3 Bedrooms
- ✓ Very Well Looked After Property
- ✓ New Electric Board
- ✓ Cosmetic Upgrading Desired
- ✓ Ideal FTB Or Second Home
- ✓ LR3365
- ✓ 1 Bathroom
- ✓ Front & Rear Gardens
- ✓ Separate Ground Floor W/C
- ✓ Cavity Built
- ✓ TRP 154
- ✓ Sold As Seen

be fully appreciated.



Accommodation

Ground floor

Porch

5' 4" x 4' 6" (1.63m x 1.37m)

W/C

5' 0" x 3' 0" (1.52m x 0.91m)

Lounge/Diner

22' 0" x 14' 0" (6.71m x 4.27m)

Kitchen

Appliances include electric 4 ring hob, Stoves oven, Hotpoint washing machine, Hotpoint fridge/freezer, Indesit cooker hood & Igenix microwave.
10' 0" x 9' 0" (3.05m x 2.74m)

First floor

Landing

12' 0" x 15' 0" x 3' 6" (4.57m x 1.07m x 3.66m)

Bedroom 1

12' 0" x 9' 5" (3.66m x 2.87m)

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)



Bedroom 3

10' 0" x 8' 5" (3.05m x 2.57m)

Bathroom

8' 8" x 5' 0" (2.64m x 1.52m)

Services

Mains electricity, water and drainage. Electric central heating, eco 12.

price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

viewing

Strictly by appointment.

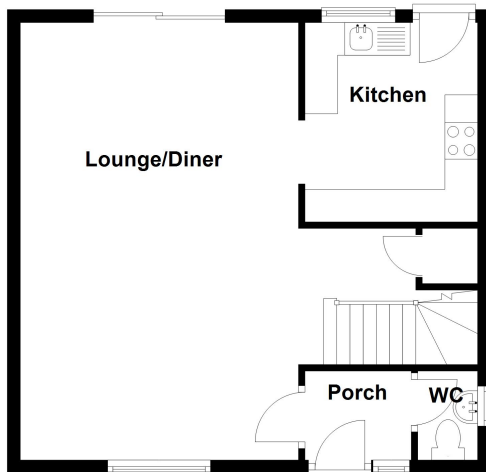
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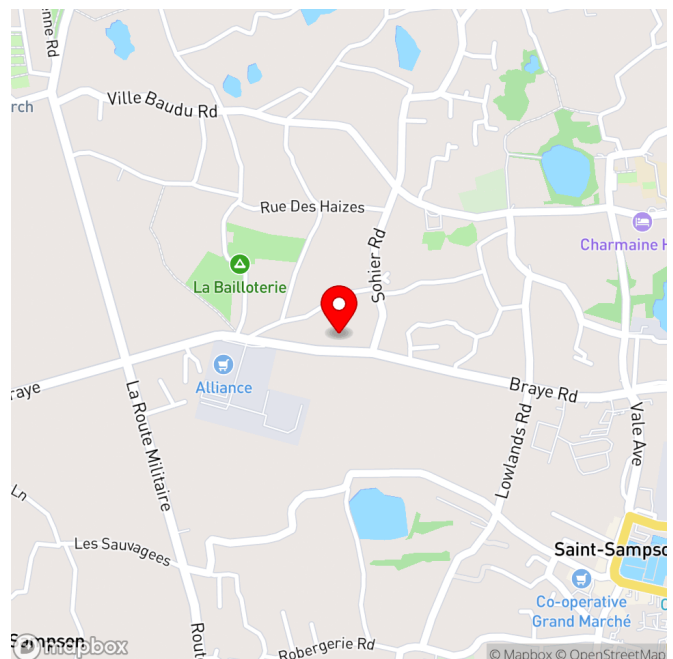
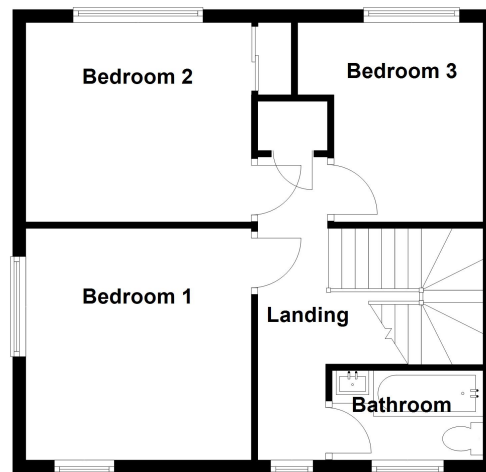
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Ground Floor



First Floor



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