

SOLE  
AGENT

## Akaroa

Rue du Presbytere | Castel | GY57NE

This detached bungalow offers a unique approach to multi-generational living as this spacious family home is presented to the market with three different living areas. Akaroa is in need of upgrading with some areas being more modern than others but there are numerous ways to utilise the existing space and the property benefits from being located in a desirable area on a generous sized plot. Accommodation currently comprises two kitchen/diners, a third kitchen, a lounge/diner, two further living rooms, three double bedrooms, a shower room, two bathrooms and a utility room. To the rear of the property is a mature, private garden which has patio areas, a lawn and a greenhouse. The gravel driveway to the front of the property provides parking for a number of vehicles.

**£745,000**

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



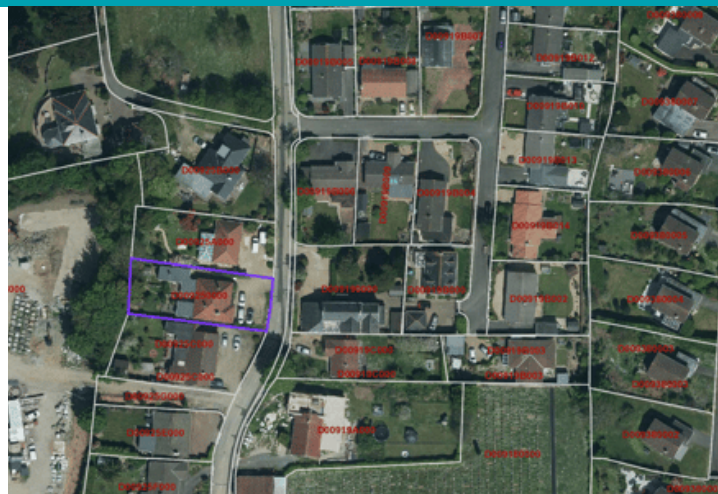
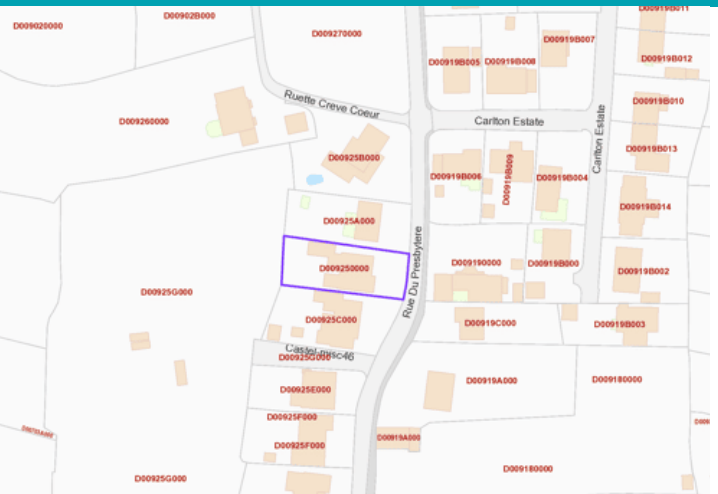
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

1.98m x 1.80m (6' 6" x 5' 11")

## Kitchen/Diner

4.25m x 3.50m (13' 11" x 11' 6")

## Living Room

4.24m x 3.88m (13' 11" x 12' 9")

## Inner Hall

4.54m x 1.80m (14' 11" x 5' 11")

## Bedroom

4.25m x 2.42m (13' 11" x 7' 11")

## Living Room

4.25m x 3.46m (13' 11" x 11' 4")

## Kitchen

4.31m x 3.04m (14' 2" x 10' 0")

## Bathroom

2.80m x 1.63m (9' 2" x 5' 4")

## Rear Hallway

1.85m x 0.86m (6' 1" x 2' 10")

## Kitchen

2.73m x 2.86m (8' 11" x 9' 5")

## Side Entrance Hall

1.38m x 1.58m (4' 6" x 5' 2")

## Shower Room

1.90m x 1.97m (6' 3" x 6' 6")

## Bedroom

3.53m x 2.52m (11' 7" x 8' 3")

## Side Entrance Hall

1.90m x 1.82m (6' 3" x 6' 0")

## Bathroom

1.97m x 1.66m (6' 6" x 5' 5")

## Rear Hall

1.91m x 0.99m (6' 3" x 3' 3")

## Lounge/Diner

5.58m x 3.48m (18' 4" x 11' 5")

## Bedroom 3

3.64m x 2.58m (11' 11" x 8' 6")

## Boiler Room

2.87m x 2.00m (9' 5" x 6' 7")

## Garden

To the rear of the property is a mature, private garden which has patio areas, a lawn and a greenhouse.

## Parking

The gravel driveway to the front of the property provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains, Carpets and Light fittings.

## SPECIAL FEATURES

- Parking for multiple vehicles
- Central location
- Huge potential
- Private garden

## SERVICES

Mains drain, water and electricity. uPVC double glazing (mainly).

## APPLIANCES INCLUDED

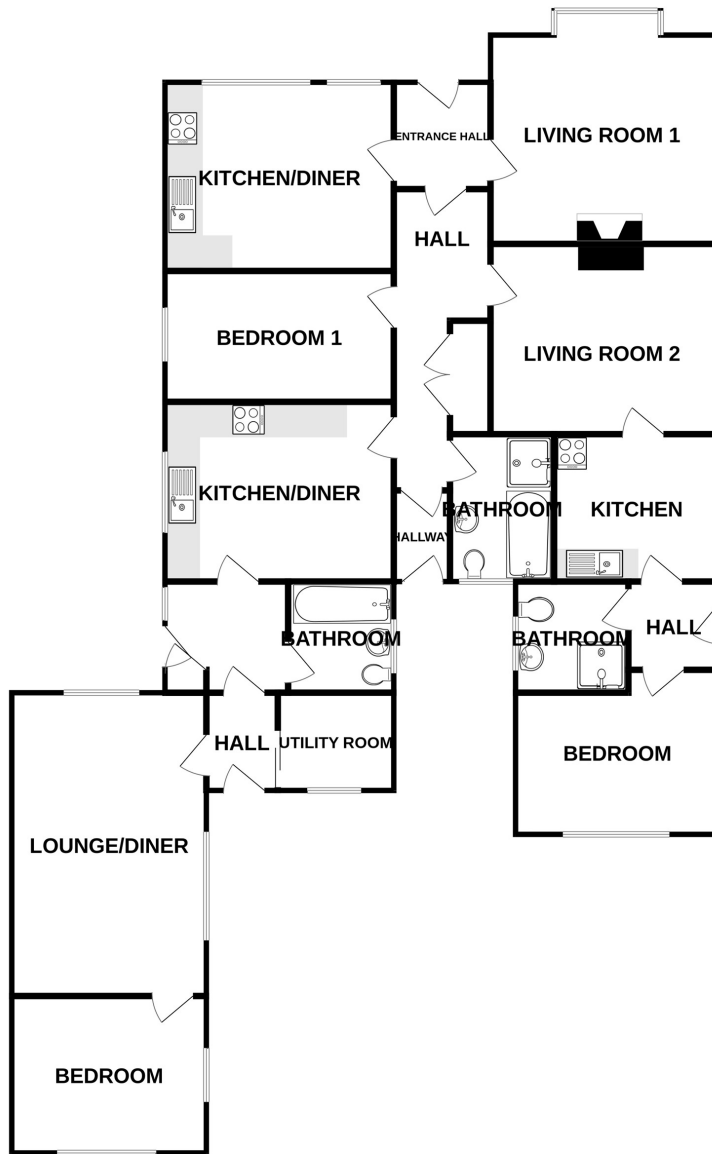
To be agreed at sale

## SCHOOL CATCHMENT

Castel Primary School

Les Beaucamps High School

## GROUND FLOOR



AKAROA

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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