

SOLE
AGENT

1 Grange Place Le Hurel Road

Le Hurel Road | vale | GY35AF

This semi-detached family home is located in a very quiet lane, inland from L'ancresse with the coastal amenities in short walking distance. While Number 1, Grange Place requires upgrading and modernisation throughout, the property is full of character and boasts spacious rooms and numerous original features.

Accommodation comprises lounge/diner, kitchen, three double bedrooms and a single bedroom/study, shower room, utility room and a large store room. To the rear of the property is a detached granite outbuilding and attached to this is a WC. The rear courtyard garden is private, low maintenance and provides access to the tarmac drive way. The driveway provides parking for at least two vehicles.

4 BEDROOMS

1 BATHROOM

1 RECEPTION

£649,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS

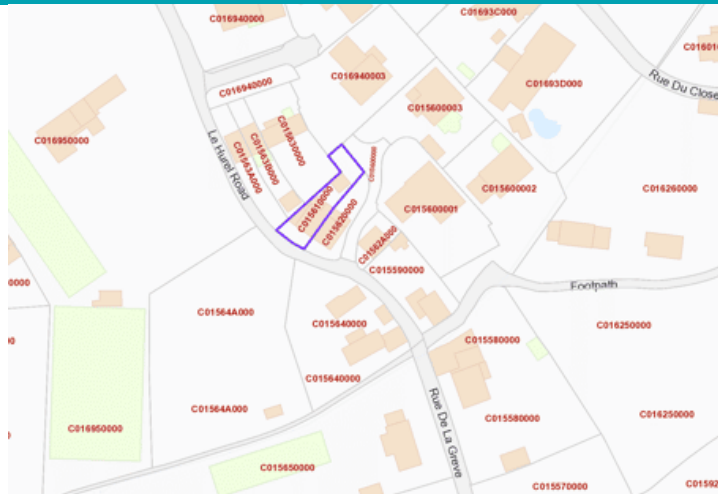


PHOTOS





SPECIFICATIONS



Entrance Hall

5.87m x 1.65m (19' 3" x 5' 5")

Lounge / Diner

6.80m x 3.84m (22' 4" x 12' 7")

Store

7.3m x 2.52m (23' 11" x 8' 3")

Kitchen

4.39m x 2.63m (14' 5" x 8' 8")

Utility Room

2.45m x 2.34m (8' 0" x 7' 8")

First Floor Landing

3.26m x 1.85m (10' 8" x 6' 1")

Bathroom / Shower room

2.40m x 2.56m (7' 10" x 8' 5")

Bedroom 1

5.71m x 3.54m (18' 9" x 11' 7")

Bedroom 2

3.92m x 3.13m (12' 10" x 10' 3")

Second Floor Landing

3.67m x 2.14m (12' 0" x 7' 0")

Bedroom 3

4.37m x 3.24m (14' 4" x 10' 8")

Bedroom 4 / Study

3.68m x 2.15m (12' 1" x 7' 1")

Garden

To the rear of the property is a detached granite outbuilding and attached to this is a WC. The rear courtyard garden is private, low maintenance and provides access to the tarmac drive way.

Parking

The driveway provides parking for at least two vehicles.

PRICE INCLUDES

Curtains, Carpets and Light fittings

SPECIAL FEATURES

- Original features
- Excellent Storage
- Detached granite outbuilding
- Located in a quiet lane
- Near L'Ancrese

SERVICES

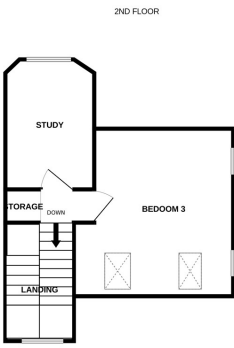
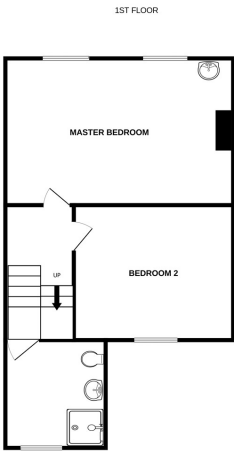
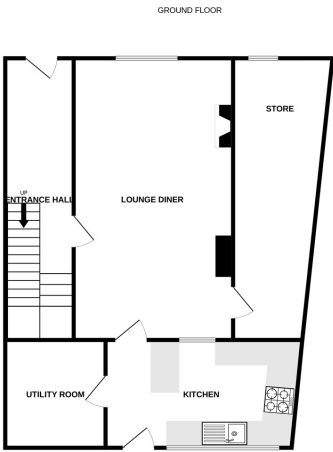
Mains drain, water and electricity. uPVC double glazing.

APPLIANCES INCLUDED

To be agreed at point of sale

SCHOOL CATCHMENT

- Vale Primary School
- St Sampsons High School



1 GRANGE PLACE

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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