

SOLE
AGENT

Asri Cottage

Les Hubits | St Martins | GY4 6LU

Asri Cottage is presented to the market in excellent condition and is located in a quiet clos of similar bungalows. The property is tucked away in the heart of St Martin with the country lanes on the door step and the parish amenities within walking distance. Accommodation comprises lounge, conservatory, kitchen, two double bedrooms and a bathroom. To the rear of the property is a low maintenance garden laid with artificial grass and a private decked area. The front drive is laid to gravel and while it is ideal for parking, it could also be used for additional garden space as it is south west facing. This would not restrict parking as the property benefits from two allocated spaces in addition to the driveway.

2 BEDROOMS

1 BATHROOM

2 RECEPTIONS

£575,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

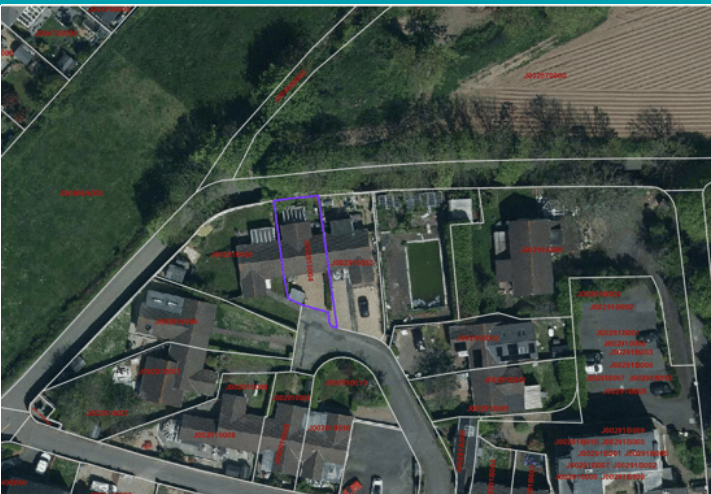
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.90m x 1.10m (9' 6" x 3' 7")

Living Room

4.7m x 4.2m (15' 5" x 13' 9")

Kitchen

3.60m x 1.90m (11' 10" x 6' 3")

Conservatory

12.60m x 9.6m (41' 4" x 31' 6")

Bedroom 1

3.50m x 3.10m (11' 6" x 10' 2")

Bedroom 2

3.00m x 3.10m (9' 10" x 10' 2")

Bathroom

2.10m x 1.80m (6' 11" x 5' 11")

Gardens

To the rear of the property is a low maintenance garden laid with artificial grass and a private decked area. The front drive is laid to gravel and while it is ideal for parking, it could also be used for additional garden space as it is south/west facing.

Parking

In addition to the front driveway, which can facilitate 2/3 vehicles, there are two allocated spaces on the clos.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Quiet location
- Low Maintenance
- Excellent parking

SERVICES

Main drain, water and electricity. uPVC double glazing.

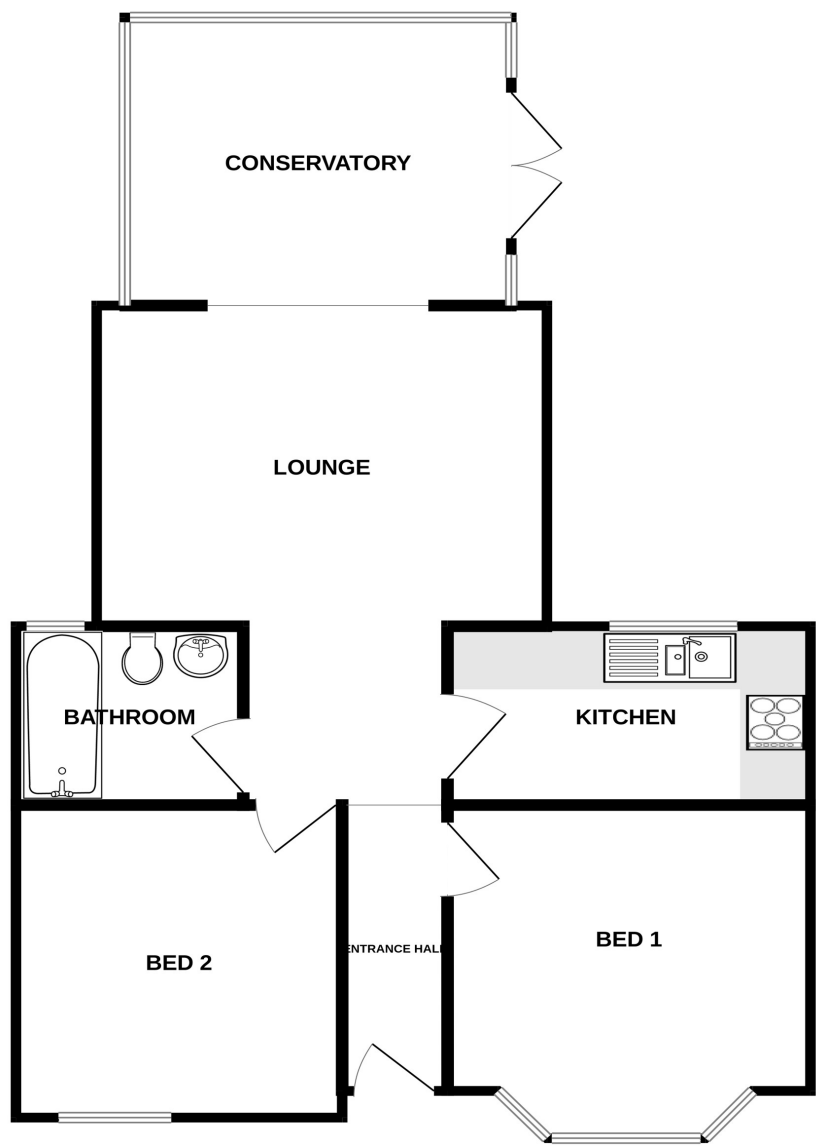
APPLIANCES INCLUDED

- Hotpoint Fridge
- Hotpoint Freezer
- Hotpoint Washer/Dryer
- Neff 45cm Dishwasher
- Neff Microwave
- Neff Hide/Slide Single oven
- Neff 60cm Induction hob
- Neff Cooker Hood

SCHOOL CATCHMENT

- St Martins Primary School

GROUND FLOOR



ASRI COTTAGE

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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