

NEVILLE HOLT COTTAGE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,051

SQ FT

0.1

ACRES

POA ST. MARTIN

Introducing this charming end-of-terrace granite cottage, a true gem brimming with character and nestled in the sought-after St. Martin postcode. Boasting three spacious bedrooms and two bathrooms, this delightful property spans three inviting floors. What sets it apart is the convenience of a private entrance and ample parking space for up to six vehicles, a rare find in this charming neighbourhood. The South-facing enclosed garden to the rear is a tranquil oasis with low-maintenance grass and secure surroundings, perfect for outdoor relaxation. Situated close to a plethora of amenities, including the renowned Royal bar and restaurant, M&S, and the esteemed St. Martin's primary school, it ensures a lifestyle of utmost convenience. Commuters will appreciate the frequent bus route right at their doorstep. This is your opportunity to own a chocolate-box cottage that perfectly blends timeless appeal with modern comfort in an enviable location. To arrange a viewing please call 01534...



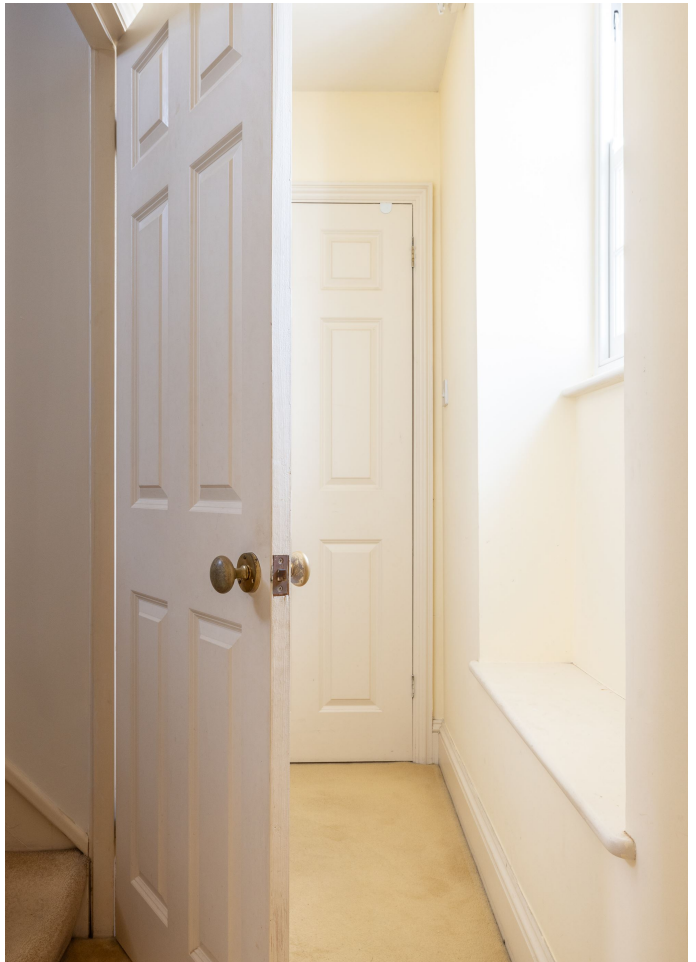
LIVINGROOM

The Channel Island Estate Agent



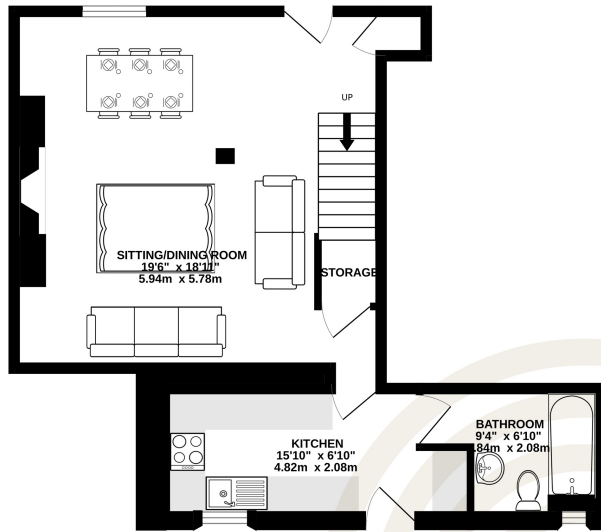




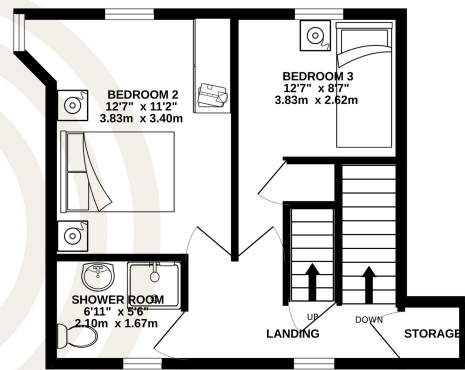




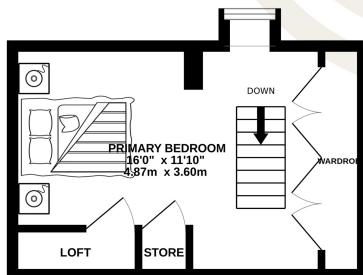
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 sq.m.) approx.

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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GROUND FLOOR

Kitchen	15'10 x 6'10
Bathroom	9'4 x 6'10
Sitting/Dining Room	19'11 x 19'6

FIRST FLOOR

Landing	11'2 x 10'6
Bedroom Two	1'2 x 12'7
Bedroom Three	8'7 x 12'7
Shower Room	6'11 x 5'6

SECOND FLOOR

Primary Bedroom	16'0 x 11'10
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KEY FACTS

End of terrace granite cottage with character
Private entrance and parking for up to six vehicles
Grade three listed property
Presented over three floors
South-facing enclosed garden to the rear
Close to amenities including The Royal bar and restaurant, M&S, St. Martins primary school etc
On a frequent bus route

SERVICES

Mains drains and water

HEATING

Oil fired central heating

LISTING

Grade 3 listed building

INCLUSIONS

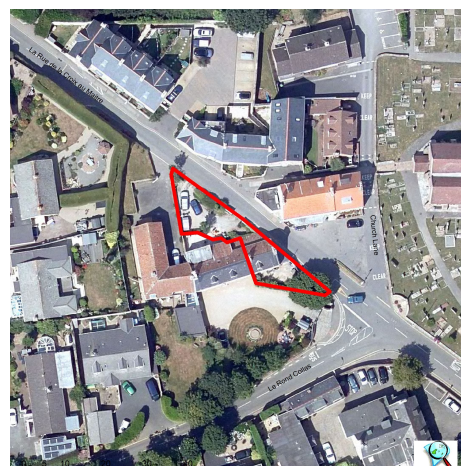
As per inventory

SCHOOL CATCHMENT

St Martin
Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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