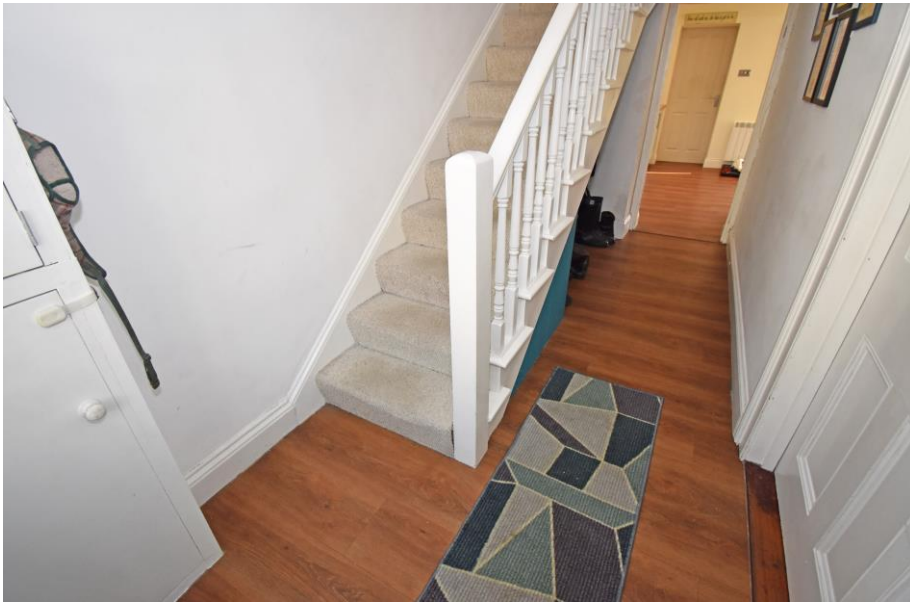


£545,000



Elysium, Brock Road, St Sampson

Perry's guide reference: 11 F2



- Well Presented Terraced House
- Offering 3 Generous Sized Bedrooms
- Stylish & Spacious Kitchen/Diner
- A Stone's Throw From The Bridge
- Enclosed Easy To Maintain Garden
- TRP 138

Description

A well-presented terraced house situated in a convenient location and within only a stone's throw of the amenities of the Bridge.

The light and spacious accommodation comprises a lounge with characterful features, a stylish, fully fitted kitchen/diner with double doors leading out onto the garden, together with a shower room/utility room on the ground floor. The first floor offers two generous sized bedrooms and a family bathroom, as well as a lovely bright landing area which can be utilised as a study space. A further double bedroom occupies the second floor.

Externally, the property further benefits from an enclosed south facing easy to maintain paved garden. In addition, there is good on street parking in the nearby vicinity.

Ideal for those moving up the ladder and in move in condition, quick viewing highly recommended by Mawson Collins Limited.















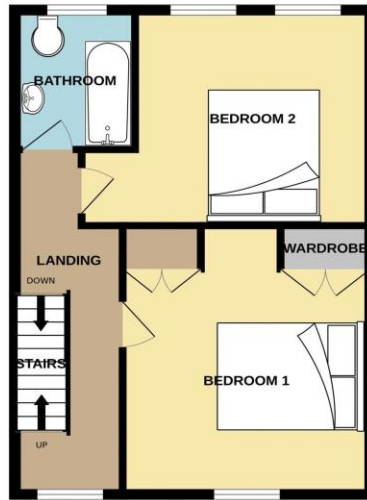




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Cooke & Lewis hob

Extractor fan

Integrated Beko oven and grill

Integrated fridge/freezer

Beko integrated dishwasher

Hotpoint tumble dryer

Bosch washing machine

Room Measurements

GROUND FLOOR

Entrance Hall	14' 9" x 5' 5" (4.5m x 1.65m)
Lounge	16' 10" x 12' 6" (5.13m x 3.8m)
Kitchen/Dining	18' 4" x 11' 10" (5.6m x 3.6m)
Shower Room/Utility	10' 4" x 8' 0" (3.15m x 2.44m)

FIRST FLOOR

Landing	15' 0" x 5' 4" (4.58m x 1.63m)
Bedroom 2	11' 10" x 10' 7" (3.6m x 3.23m)
Half Landing	5' 5" x 3' 4" (1.64m x 1.01m)
Bathroom	7' 3" x 5' 11" (2.2m x 1.8m)
Bedroom 1	13' 11" x 11' 7" (4.24m x 3.53m)

SECOND FLOOR

Landing	8' 1" x 5' 8" (2.46m x 1.72m)
Bedroom 3	16' 9" x 13' 5" (5.1m x 4.1m)



Possession

By arrangement.

Services

Mains water, electricity and drainage. Electric central heating. A mix of uPVC double glazed and wooden single glazed windows.

The property is of granite construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.