

£595,000



Rodos, 16 Camp Code Clos, Camp Code Lane, St Sampson

Perry's guide reference: 10 D5



- Excellent 3 Bedroom Family Home
- Presented In Move-In Condition
- Located Within A Popular Residential Clos
- Convenient Location, Close To Bus Routes
- Enclosed Garden, Garage & Parking
- TRP 110

Description

A well-presented family home located in a tucked away position within a popular residential clos, close to the amenities of the Bridge and only a stone's throw from the seafront and Delancey Park.

In move-in condition, the accommodation offers good reception space with a lounge and conservatory, a separate fully fitted kitchen and WC on the ground floor. The first floor comprises three double bedrooms and a bathroom.

Externally, the property further benefits from an enclosed sunny garden laid to a combination of lawn and patio, in addition to a single garage and excellent parking to the front of the property.

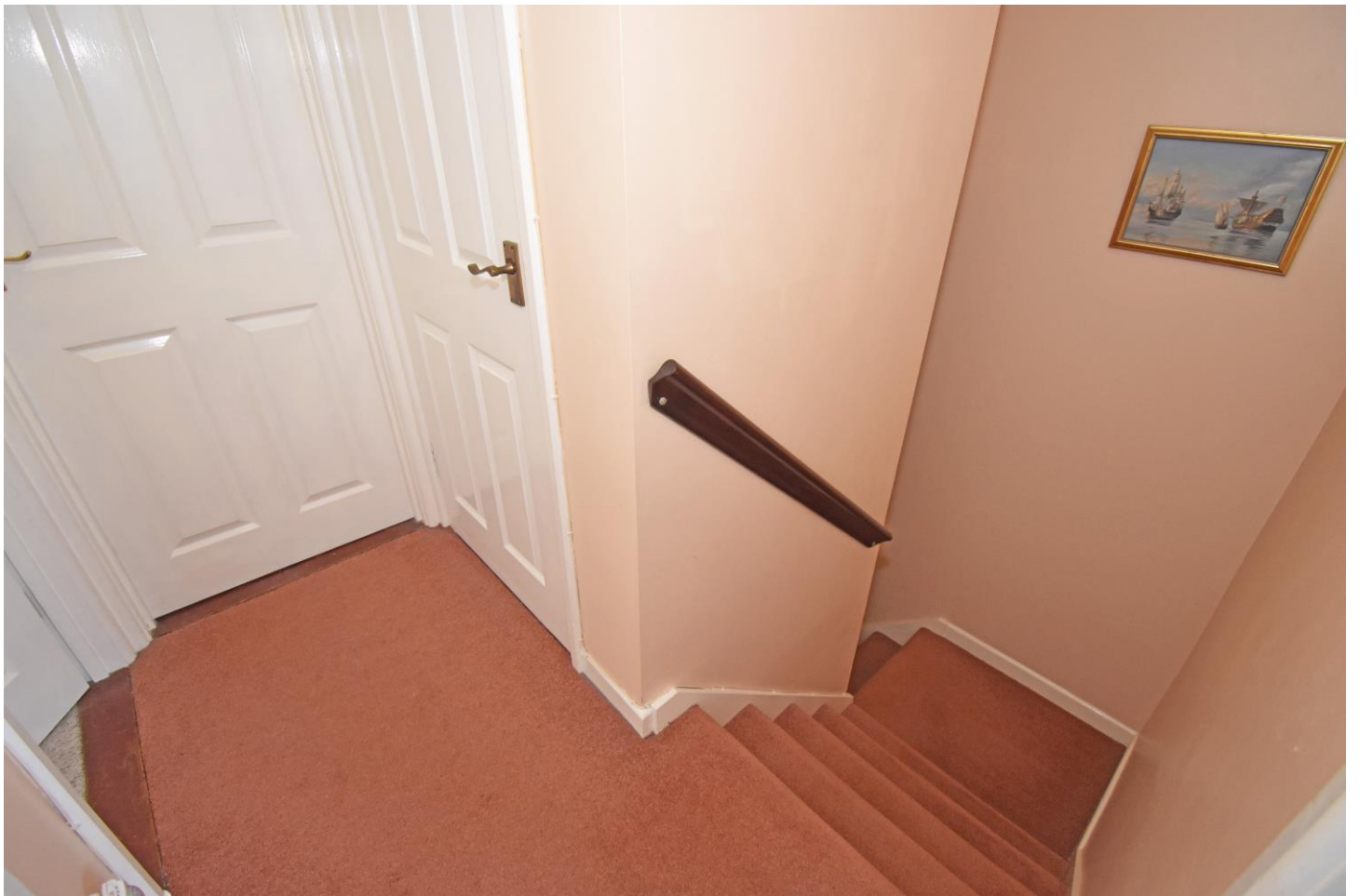
A great property in a convenient location, viewing highly recommended by Mawson Collins Limited.









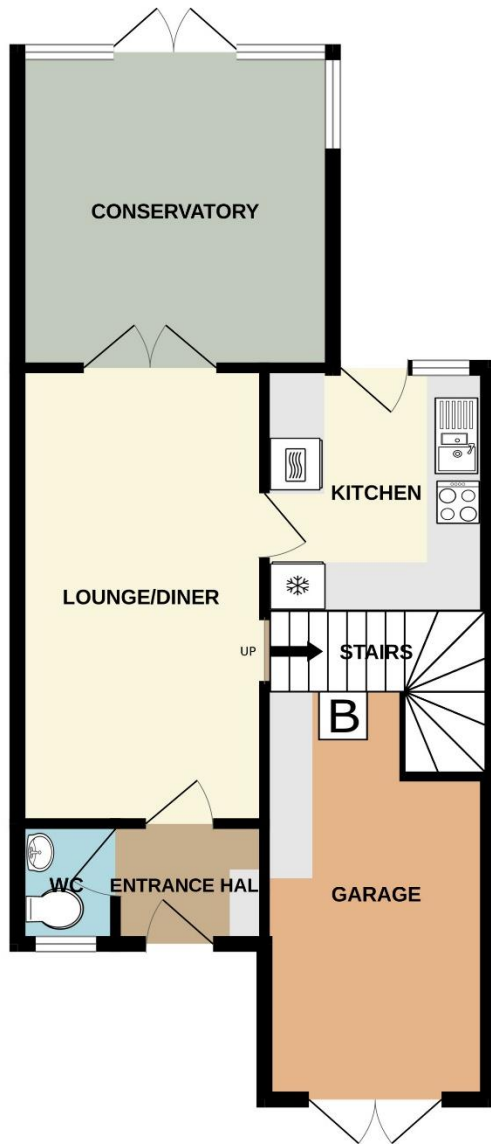




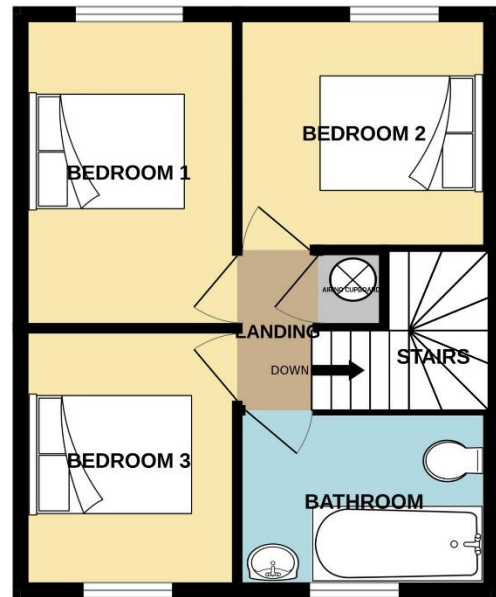




GROUND FLOOR



1ST FLOOR



Inclusions

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

Appliances include:

AEG electric oven and microwave

AEG four ring ceramic hob

Indesit integrated fridge/freezer

Room Measurements

GROUND FLOOR

Entrance Hall

5' 2" x 4' 5" (1.57m x 1.34m)

W.C.

4' 6" x 3' 4" (1.36m x 1.02m)

Lounge/Diner

16' 11" x 11' 1" (5.15m x 3.37m)

Kitchen

7' 7" x 5' 8" (2.32m x 1.73m)

Conservatory

11' 9" x 11' 8" (3.57m x 3.56m)

Stairs/Landing

6' 11" x 2' 11" (2.10m x 0.88m)

Airing Cupboard

3' 4" x 3' 0" (1.02m x 0.92m)

FIRST FLOOR

Bathroom

8' 4" x 4' 9" (2.53m x 1.44m)

Bedroom 1

13' 0" x 8' 9" (3.97m x 2.66m)

Bedroom 2

9' 11" x 9' 1" (3.01m x 2.78m)

Bedroom 3

8' 9" x 8' 6" (2.67m x 2.58m)

EXTERIOR

Garage

17' 0" x 8' 8" (5.19m x 2.64m)



Possession

By arrangement.

Services

Mains water, electricity and drainage. Electric central heating. uPVC double glazed windows.

The property is of cavity 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.