



Connells

St. Francis Gardens
Cophorne



Property Description

Nestled in a sought after cul-de-sac in Cophorne Village, this well presented three-bedroom end of terrace house offers spacious accommodation ideal for families or first-time buyers, looking to add their own stamp to the property.

The property boasts a generously sized living room that flows seamlessly into a bright conservatory, perfect for relaxing or entertaining. A fitted kitchen and a convenient ground floor cloakroom add to the home's practicality.

Upstairs, there are two well-proportioned double bedrooms, and a single bedroom, as well as a family bathroom.

Outside the private rear garden provides a tranquil retreat while parking to the front ensures added convenience.

While some updating is required, the property presents a fantastic opportunity to create a comfortable home in a great village location. Offered with NO ONWARD CHAIN this opportunity is not to be missed- early viewing is recommended.

Entrance

Wooden door to the front, cupboard, radiator, and carpeted stairs leading to the first floor.

Cloakroom

Low level W.C., wash hand basin, extractor fan, and fuse box.

Kitchen

8' 4" x 8' 7" (2.54m x 2.62m)

Fitted kitchen with a range of white base and eye-level units, work surface surrounding, stainless steel sink with drainer, tiled splash backs, integrated electric oven, 4 ring gas hob with cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, radiator, wall mounted boiler, spotlights, and wooden flooring. Double glazed window to the front.

Living Room/Diner

14' 4" x 14' 8" (4.37m x 4.47m)

Double glazed French patio doors to the rear, double glazed window to the rear, electric feature fireplace, wall lights, understairs cupboard, and two radiators.

Conservatory

8' 9" x 13' 9" (2.67m x 4.19m)

UPVC frame, with double glazed windows surrounding and French Patio doors to the rear accessing the garden.

Landing

Airing cupboard, and loft access.

Bedroom One

11' 3" x 8' 1" (3.43m x 2.46m)

Double glazed window to the rear, built-in wardrobe with sliding mirrored doors, and radiator.

Bedroom Two

9' 8" x 8' 1" (2.95m x 2.46m)

Double glazed window to the front, and radiator.

Bedroom Three

7' 4" x 6' 4" (2.24m x 1.93m)

Double glazed window to the rear, and radiator.

Bathroom

Frosted double glazed window to the front, low level W.C., panel bath with hand shower attachment, hand wash basin, extractor fan, and radiator.

Front Garden

Covered porch with light and bin store space. Gate located to the side of the property to access the rear garden.

Rear Garden

Large patio area, shrubs surrounding, fenced borders, and side gate with access to the front of the property.

Agent Notes:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Directions to this property:

From our office on Copthorne Bank continue in an easterly direction turning right in to Borsers Arms Road, take the next turning on your left-hand side into St Francis Gardens, you will come to a T-junction take the left hand turning, the property can be found on the left-hand side.

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/COP404116



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Property Ref: COP404116 - 0005