



Connells

Bramble Close
Cophorne

Bramble Close Cophorne RH10 3QB

for sale
£339,500



Property Description

Nestled in the sought-after village of Cophorne, this delightful three-bedroom mid-terrace house offers the perfect blend of comfort, space, and convenience. Ideal for families, first-time buyers, or those looking to enjoy village life with modern comforts.

Step inside to find a spacious and welcoming lounge with direct access to the rear garden-ideal for summer barbecues and relaxation. The heart of the home is the kitchen/diner offering plenty of space for family meals.

Upstairs the property has three well-proportioned bedrooms, offering plenty of living space for a growing family. A family bathroom and ample storage complete the upper floor.

Located in the heart of Cophorne, this home benefits from a peaceful location while being moments from local shops, well-regarded schools, and essential amenities.

Whether you're looking for your next family home or a smart investment in a thriving village, this charming property offers exceptional value and a lifestyle to match, offered with no onward chain.

Porch

Storage cupboard to the side.

Entrance Hall

Double glazed door to the front, two storage cupboards, radiator, wooden flooring, and carpeted stairs leading to the first floor.

Lounge

10' 3" x 15' 6" (3.12m x 4.72m)

Double glazed sliding patio doors to the rear looking out to the garden, radiator, and wooden flooring.

Kitchen/Diner

15' 6" x 9' 3" (4.72m x 2.82m)

Fitted kitchen with a range of base and eye-level units, part tiled walls, work surface surrounding, stainless steel sink one-and-a half bowl with mixer tap and drainer, integrated electric oven, 4 ring gas hob with stainless steel cooker hood over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dish washer, space for dining table, radiator, and vinyl flooring. Double glazed window to the front.

Landing

Loft access: housing the boiler, fully boarded with ladder and light. Airing cupboard.

Bedroom One

12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window to the rear, and radiator.

Bedroom Two

13' 8" x 8' 7" (4.17m x 2.62m)

Double glazed window to the front, and radiator.

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to the rear, and radiator.

Bathroom

5' 5" x 9' 1" (1.65m x 2.77m)

Fitted bathroom including a panel bath with shower and screen, low-level W.C., hand wash basin, part tiled walls, radiator, and tiled flooring. Two frosted double-glazed windows to the front.

Front Garden

Path leading to the front door, and area laid to lawn.

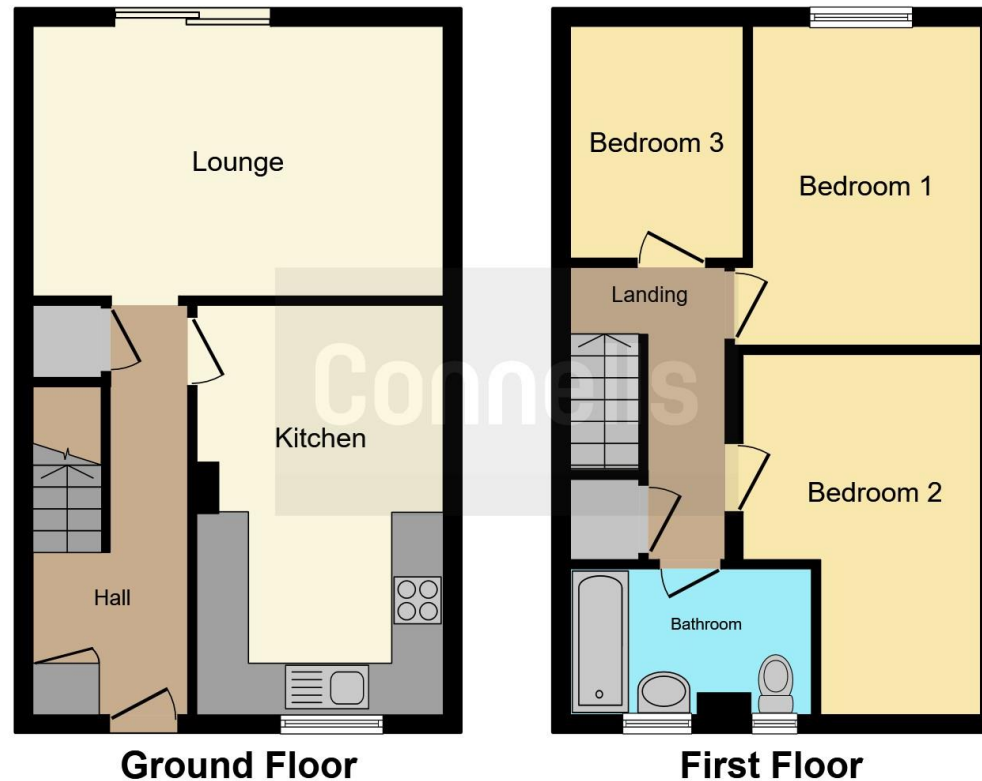
Rear Garden

Wooden decking spanning the width of the property, mainly laid to lawn, decking area to the rear with shed, and fenced borders.









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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view this property online connells.co.uk/Property/COP404173

Directions to this property:

From our office on Copthorne Bank turn left and left again into Brookhill Road, turn left again into Church Lane, then right into Fairway. Bramble close will be found on the 4th turning on the right. Follow Bramble close to the end and turn left where you will find a carpark to park in. The property is located on the left-hand side.

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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