



Lavernock Point Holiday Estate Fort Road,

£45,000

- Council Tax A
- DETACHED CHALET
- 2 BEDROOMS
- LARGE LIVING ROOM
- EPC Rating: E



 2  1  0



Accommodation

Entrance

Front door leads into main living room.

Lounge

15' 10" x 9' 9" (4.83m x 2.97m)

A lovely bright room with open views to the front and out to the channel, there is a carpeted floor, bow display window, power and light, radiator, built in cupboard. and doors out to the bedroom and bathroom, open plan access to the kitchen.

Kitchen

8' x 8' Plus room for fridge freezer (2.44m x 2.44m Plus room for fridge freezer)A rear aspect kitchen with a range of eye and base level units with work surfaces and a breakfast bar. There is a stainless steel sink unit with mixer tap, power points and lightening, Boiler cupboard housing LPG period boiler serving control heating and hot water, plumbing for washing machine and electric cooker with filter over.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Bedroom 1

10' 5" x 7' 1" (3.17m x 2.16m)

A rear aspect room with featured wardrobe space, radiator, double glazed window. Power points and lighting.

Bedroom 2

7' 10" x 6' 10" (2.39m x 2.08m)

A front aspect room with fitted wardrobe space, power and lighting, radiator, double glazed window.

Bathroom

7' 7" x 7' 5" (2.31m x 2.26m)

A Bathroom with WC, Pedestal wash hand basin and pedestal bath with shower over and fitted screen door. Large built in storage cupboard, chrome heated towel radiator, window to rear. Fully tiled floor and walls.

Front Garden

There is an enclosed seating area to the room with views over surrounding countryside and channel beyond, surrounded by picket fencing. Outside lighting and awning.

Parking

Permit parking areas to front of property.