



## San Raphael Marshfield offers in excess of £360,000

- Council Tax - Band D
- Great Location
- Four Bedrooms
- Seperate Study
- Large Garden with Summer House/Gym
- Large Kitchen/Diner
- Close to Amenities
- Perfect For a Growing Family
- EPC Rating: C



 4  2  1



## About the property

This beautiful family home located in Marshfield is offered to the market with plenty of living space throughout. Benefiting from four bedrooms, a seperate study, two bathrooms and a large garden with a summer house/gym. Being close to schools and. Perfect for a growing family.

## Accommodation

### Entrance Porch

Upvc double glazed porch to front into with a tiled floor and door to lounge.

### Lounge

17' 5" x 12' 5" ( 5.31m x 3.78m )

Upvc double glazed window to front. Stairs to first floor. Solid wood floor. Two radiators. Door to kitchen/diner.

### Kitchen/diner

17' 5" x 9' 9" ( 5.31m x 2.97m )



Upvc double glazed window and door to rear. Upvc double glazed door to side. A range of wall and base units. Heat resistant work surfaces with inset sink with mixer taps. Electric oven and hob with cooker hood over. Plumbed for a washing machine and space for a fridge freeze and table and chairs.

## Conservatory

Double glazed conservatory to rear with french doors to garden. Solid wood floor.

## Landing

Upvc double glazed window to side. Stairs to upper floor. Carpet.

## Bedroom One

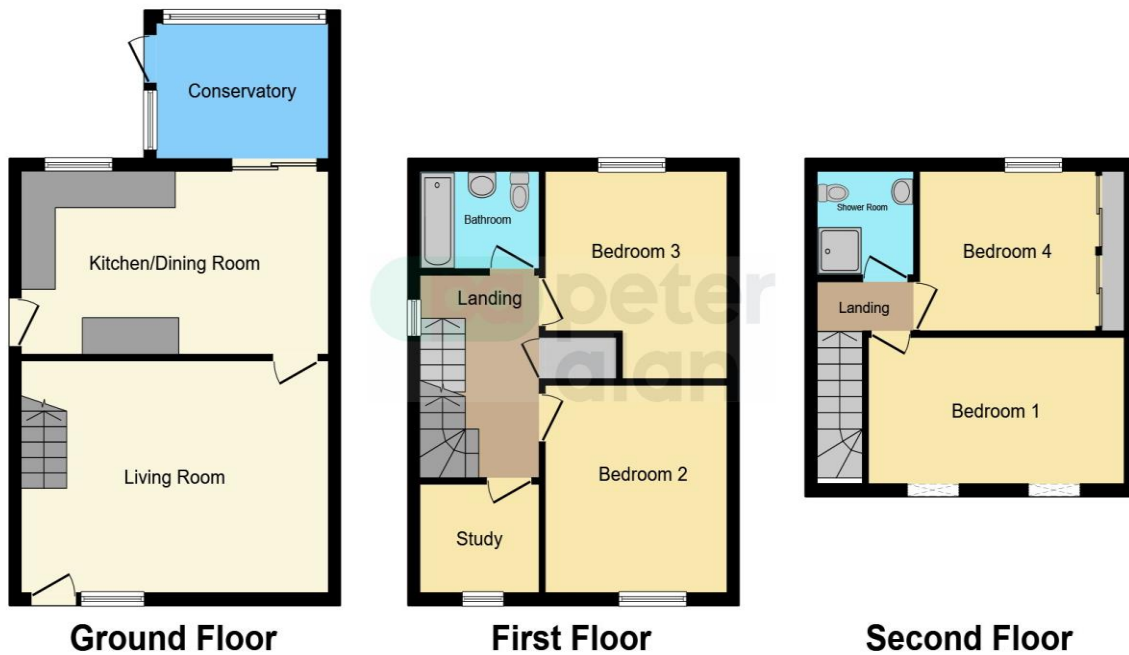
11' 3" x 10' 7" ( 3.43m x 3.23m )

Upvc double glazed windows Radiator.

## Bedroom Two

11' 1" x 10' 3" ( 3.38m x 3.12m )

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let