

# Glenmore

Route Militaire - Vale - GY3 5RR

Price £579,000



REF: 2220

TRP: 160



- A three bedroom semi-detached property.
- Situated close to local amenities & beaches.
- Porch/conservatory, kitchen, dining room and lounge.
- Two double bedrooms, study/nursery, bathroom and separate WC.
- Gardens to front & rear, garage and parking.
- Perry's Guide - Page 10 C1











Chateaux are pleased to offer `Glenmore` to the market as sole agents. This three bedroom family home is located close to local amenities/beaches and whilst needing some cosmetic upgrading it makes it ideal for anybody looking to add their own touches. The accommodation comprises porch/conservatory, kitchen, dining room and lounge on the ground floor with two double bedrooms, study/nursery, bathroom and separate WC on the first. Add to this a spacious floored loft, front & rear gardens, garage and parking this property must be seen to appreciate what's on offer so call one of our friendly team today on 244544.

**ENTRANCE HALL 5.71m (18'9") x 1.68m (5'6")**

Wooden door with glass panel above to front. Staircase to first floor. Cupboard housing electric fuse boards. Doors to lounge and inner hall. Radiator.

**LOUNGE 3.52m (11'7") x 3.36m (11'0")**

Cosy lounge with large sash window to front. Feature tiled fireplace with alcoves to either side. Radiator.

**INNER HALL 1.68m (5'6") x 1.06m (3'6")**

Understairs cupboard housing hot water cylinder and shelving for storage. Doors to entrance hall, dining room and kitchen.

**DINING ROOM 3.45m (11'4") x 3.37m (11'1")**

Large sash window to rear. Feature tiled fireplace with alcove cupboards to either side. Radiator.

**KITCHEN 3.7m (12'2") x 2.4m (7'10")**

Fitted with wall and base units in white with laminate worktops over, incorporating a single bowl sink and drainer unit. Appliances include free standing Hotpoint double oven, grill and 4 ring hob with Cuisine extractor fan over, LEC under counter fridge and Hoover washer/dryer. Larder cupboard and radiator. Window to rear overlooking garden and glazed wooden door to conservatory porch.

**CONSERVATORY PORCH 2.46m (8'1") x 2.35m (7'9")**

Glazed to 2 sides on low rendered walls with door to rear. Hoover freezer.

**FIRST FLOOR LANDING 3.41m (11'2") x 1.67m (5'6")**

Split landing with window to side. Doors to shelved cupboard, bathroom, w.c, bedrooms 1 & 2, study/nursery and stairs to attic room.

**BATHROOM 2.41m (7'11") x 1.96m (6'5")**

Fitted with a 3 piece suite comprising bath, pedestal wash hand basin with mirror and shaver light over and bidet. Part tiled walls. Window to rear. Heatstore wall mounted heated and radiator.

**W.C. 1.68m (5'6") x 0.82m (2'8")**

Fitted with w.c. Obscure window to side.

**BEDROOM 2 3.42m (11'3") x 3.37m (11'1")**

Double bedroom with tilt and turn window to rear. Wooden fireplace (boarded) alcoves to either side with one housing wash hand basin with mirror over. Radiator.

**BEDROOM 1 3.47m (11'5") x 3.37m (11'1")**

Double bedroom with sash window to front. Cast iron fireplace with wooden surround and mantel, alcoves to either side with one housing wash hand basin with mirror and shelf over. Fitted with two double wardrobes and vanity table. Radiator.

**STUDY/NURSERY 3.35m (11'0") Max x 1.68m (5'6")**

Large sash window to front.

**ATTIC ROOM 5.2m (17'1") Max x 4.58m (15'0") Into Eaves**

Large attic space with small roof Velux to rear. Water tank.

**GARAGE/WORKSHOP 6.41m (21'0") x 4.32m (14'2")**

Block built garage/workshop with windows along one side. Up and over door to front and door to rear. Fitted with a run of workbenches and shelving.

**EXTERIOR**

**FRONT**

Gravel garden to front, bound by low rendered Granite walls and double iron gates to roadside. Gate to side. Driveway to side leading to parking area and block built garage/workshop.

**SIDE**

Gravel garden with patio area leading to rear entrance, garden and parking. Oil tank and coal bunker.

**REAR**

Gravel garden with various mature plants/shrubs. Path to centre. Glasshouse and outside w.c house. Driveway providing ample parking laid to gravel, timber fence to West boundary and Granite wall to north boundary together with established plants and shrubs. There is a right of way over driveway to field beyond.

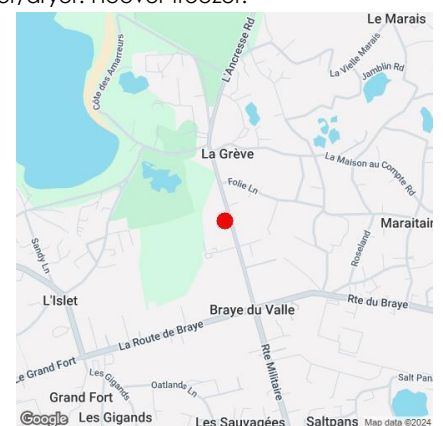
**SERVICES:** Electric: Mains Supply, Gas: Unknown, Water: Mains Supply, Sewerage: Mains Supply, Telephone: Unknown, Broadband: Unknown

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** free standing Hotpoint double oven, grill and 4 ring hob with Cuisine extractor fan over, LEC under counter fridge and Hoover washer/dryer. Hoover freezer.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



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