

Santorini

15 Courtil Ollivier - Rue Des Varendes - Castel

Price £595,000



REF: 2514

TRP: 104



- A 3 bedroom semi detached clos house.
- Located in the popular clos Courtil Ollivier, close to shops and local schools in Castel.
- Comprises kitchen/lounge/diner & WC on the ground floor.
- 3 bedrooms & family bathroom on the first floor.
- Parking for 1 plus large shed to front and fully enclosed garden to rear.
- Perry's Guide - Page 15 H3





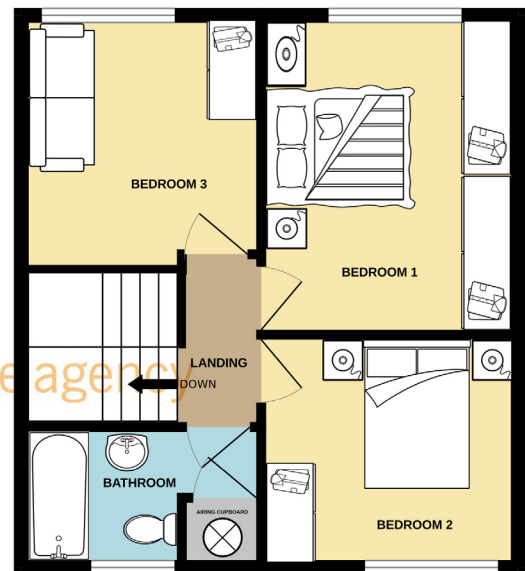
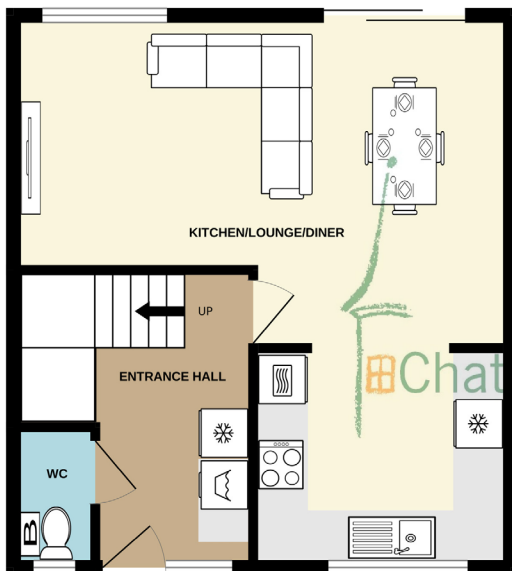






GROUND FLOOR

1ST FLOOR



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 mis-statement. 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.
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ENTRANCE HALL 3.59m (11'9") Max x 1.79m (5'10")

uPVC door with side screen together with a cat flap to front. Plumbing for washing machine together with space for fridge/freezer. Worktop with floor unit providing storage. Door to WC. Staircase to 1st floor with cupboard under. Door to living space. Radiator.

WC 1.69m (5'7") x 0.98m (3'3")

WC with wash hand basin above. Window to front. Cupboard housing incoming Electrics. Sphere electric boiler.

LOUNGE/DINER 6m (19'8") x 4.07m (13'4") Max

With window and patio sliding doors to rear garden. Area for lounge and dining. 2 radiators. Opening through to Kitchen.

KITCHEN 2.99m (9'10") x 2.59m (8'6")

Window to front. Range of wall and floor units finished in gloss white with contrasting Stone worktops. Glass splashback to cooking area. 2 AEG ovens, hob with extract over, AEG microwave and AEG slimline dishwasher. White enamel basin and drainer.

FIRST FLOOR

LANDING 2.93m (9'7") x 1.78m (5'10")

Doors to all first floor rooms. Hatch through to loft space.

BEDROOM 1 3.9m (12'10") x 3.05m (10'0")

Double bedroom with window to rear. Range of wardrobes with sliding doors. Radiator.

BEDROOM 2 3m (9'10") x 2.81m (9'3")

Double bedroom with window to front. Radiator.

BEDROOM 3 3.1m (10'2") Max x 2.85m (9'4")

Double bedroom with window to rear. Radiator.

FAMILY BATHROOM 2.88m (9'5") x 1.7m (5'7")

Shower bath with side screen. Basin set in drawer unit with mirrored medicine cabinet above. Toilet with concealed system. Window to front. Heated towel rail. Fully tiled walls and floor. Cupboard housing hot water cylinder with slatted shelves above.

EXTERNAL

FRONT

Formal front garden with low-level fencing to front with gate and path to front door. Area for waste bins and small shed for additional storage. Path leading to driveway providing parking together with large garden shed, removal of garden shed would increase parking if needed plus on close additional parking.

REAR

Maintenance free garden with artificial grass small Domestic Greenhouse and shed for gardening tools. West facing garden ideal for entertaining, enclosed with fencing to 3 boundaries and path with gate to side.

Santorini is situated in 'Courtil Ollivier' a popular Clos located close to shops and local schools in Castel. Offering 3 bedrooms, parking, and low maintenance gardens. The property offers a spacious entrance hall, WC, kitchen, lounge/diner, on the ground floor with 3 bedrooms and a family bathroom to the first floor. Additional parking on clos. The house is in lovely move in condition and early viewing is recommended. Call Chateaux today on 244544 to book a viewing.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Heating: Electric Boiler, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

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

LISTED APPLIANCES: 2 AEG ovens, hob with extract over, AEG microwave and AEG slimline dishwasher.

WHAT3WORDS: affords.babbles.anyhow

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.