



# La Petite Maison

£465,000

1, The Grange, Sohier Road, Vale, GY3 5PS

LOCAL MARKET

SOLE AGENT

Positioned in a convenient location, the accommodation comprises two bedrooms, bathroom, kitchen breakfast room and living room. On the top floor are two good sized attic rooms.

Externally there is parking for two vehicles and a mature split garden area hosting mature shrubs.

A great project for those looking to create a fantastic family home.

School catchment: Vale Primary School / St Sampson's High School

## Key facts



- Convenient Location
- Parking for two vehicles with scope to create more
- Good sized rear gardens
- Renovation opportunity
- Two bedrooms

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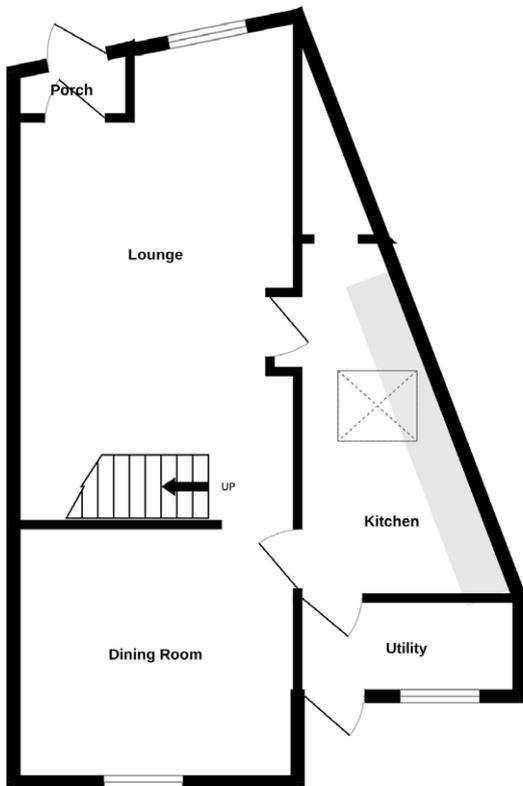




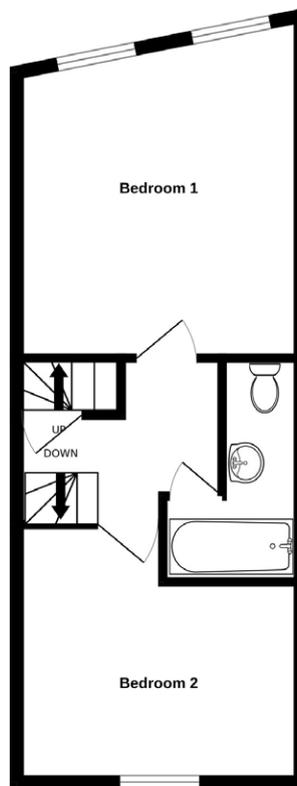


# Floorplan

GROUND FLOOR

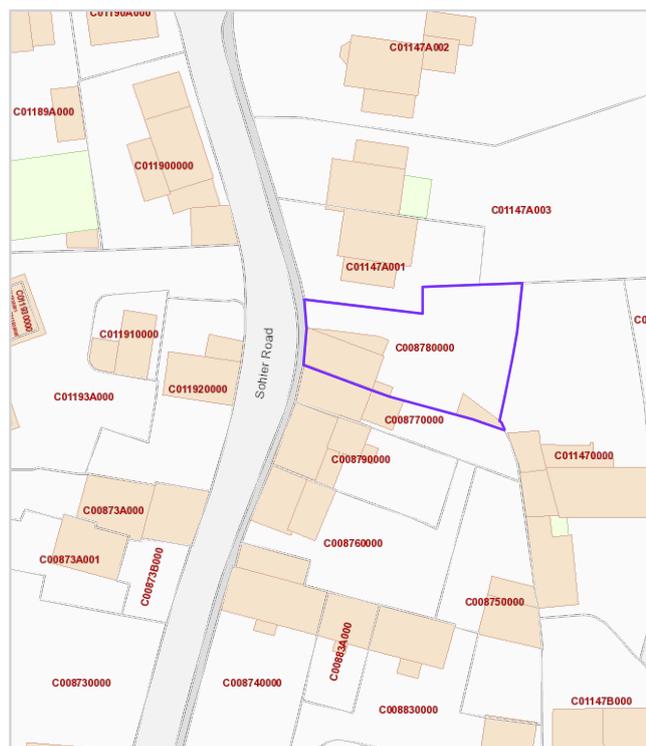
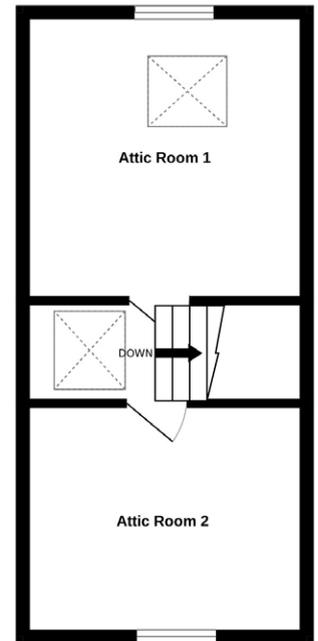


1ST FLOOR



2ND FLU

2ND FLOOR



Mapping / Aerial Photography  
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## GROUND FLOOR

## Porch

3'8 x 3'1 (1.1m x 0.9m)

## Lounge

22' x 12'3 max (6.7m x 3.7m)

## Dining room

10'7 x 7'8 (3.3m x 2.4m)

## Kitchen

14' x 9' (4.3m x 2.7m)

## APPLIANCES

- Hotpoint fridge
- Hotpoint oven

## Utility

6'7 x 4' (2m x 1.2m)

## APPLIANCES

- Zanussi washing machine
- Indesit tumble dryer

## FIRST FLOOR

## Landing

6'7 x 6'7 (2m x 2m)

## Bedroom 1

12' x 11'6 (3.7m x 3.5m)

## Bathroom

9' x 6'5 max (2.7m x 2m)

## Bedroom 2

12'6 x 8' (3.8m x 2.4m)

## SECOND FLOOR

## Attic room 1

15'6 x 11'1 (4.7m x 3.4m)

## Attic room 2

13'3 x 10'9 (4.1m x 3.3m)

## EXTERIOR

The property is approached off Sohier Road onto a driveway providing parking for two large vehicles. The gardens to the rear are split into two, one comprising of a patioed seating area and the other full of mature shrubs making it ideal for those wanting a good amount of outdoor space.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, uPVC double glazing.

**Service charge:** £150 p/m + £65 p/m towards the sinking fund. The buildings insurance is covered separately and is circa £380 p/a

**Perry's ref:** 10 D2

**what3words:** fruity.late.trout

**TRP:** 146

## CONTACT OUR LOCAL MARKET TEAM



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