

Beresfords



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Seaway, St. Lawrence

Asking Price: £399,950

Freehold

Seaway, St. Lawrence

This three bedroom detached bungalow is located close to the village's waterfront, along a private un-made road in the popular village of St Lawrence.

Well presented throughout, this bright and spacious property is accessed via a side entry door, with storm porch, into the generous hallway. From here, doors lead to all rooms, which feature a lounge with bay window and log burner, 9' x 9' shower room, which doubles as a utility and, a well-proportioned kitchen/diner with peninsular breakfast bar and side door which leads to the garden via the driveway.

The three bedrooms include a good sized principal bedroom with fitted wardrobes, a further double bedroom and smaller third which also has fitted wardrobes and would make a great dressing room or study.

The low maintenance rear garden is paved and has raised flower beds and a small central pond. The frontage has recently been block paved to provide plenty of off street parking and is gated for security.

This fantastic bungalow is just 125 metres from the Blackwater Riverfront and, a short walk to the Stone Pub, Sailing Club and Water Sports Club, as well as the village stores.

Council Tax Band: D

Entrance Hallway 11'4" x 8'3" (max) (3.45m x 2.51m (max)).

Lounge 18' x 13'4" (5.49m x 4.06m).

Kitchen/Diner 18' x 12' (5.49m x 3.66m).

Shower Room/Utility 9' x 9' (2.74m x 2.74m).

Bedroom One 12'6" x 11'8" (3.8m x 3.56m).

Bedroom Two 13' (3.96) x 12'4" (3.76) > 8' (2.44).

Bedroom Three 10' x 6'7" (3.05m x 2m).

Rear Garden 35' (10.67) (width) x 15' (4.57).

Block Paved Driveway for Several Cars

Detached Garage 22' x 12' max (6.7m x 3.66m max).

GROUND 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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- Modern and Well Presented
- Excellent Location Close to the Waterfront
- Three Bedrooms
- Lounge with Log Burner
- Modern Kitchen/Diner
- Low Maintenance Rear Garden
- Garage and Driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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