

3 Alexandra Terrace**£399,000**

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3 Alexandra Terrace
Longue Rue, St Martin

TRP 123

This mid-terrace cottage occupies a very quiet spot in St. Martins, just a short stroll away from the nearby school and village. This property has been extended in the past to provide a spacious lounge/diner, large kitchen and three bedrooms that offers plenty of room for a growing family. Furthermore, the property benefits from a long west facing garden that has a private entertaining area.

Overall, a lovely home that requires internal viewing to be fully appreciated.

Directions: *Travelling along Rue Maze from St Martin's Village, turn left onto Longue Rue and the property is on the right, near the end of the lane.*

**Accommodation**

Entrance Hall
Kitchen
Lounge/Diner
Shower Room
3 Bedrooms
Garden

Perry's Guide Ref: 30 G1

ACCOMMODATION:

GROUND FLOOR

Entrance Hall: 7'4 x 3'8 (2.24m x 1.12m) uPVC front door with obscured glazed insert with decorative panel window over. Cupboard housing electrics. Door to:-

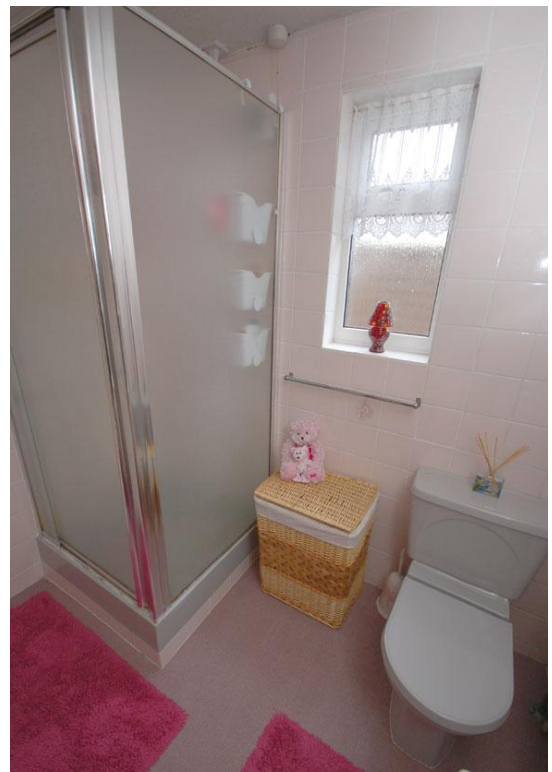
Lounge/Diner: 22' x 15'8 narrowing to 12' (6.71m x 4.78m narrowing to 3.66m) Stairs to first floor. Electric fireplace with wooden mantel, granite surround and tiled hearth (option of gas or working fire). Large window to front, window to rear and door to:-

Kitchen: 12'8 x 9'5 (3.86m x 2.87m) Fitted with a range of white gloss wall and base units with a granite effect work surface incorporating a stainless steel sink and double drainer unit. Appliances include; Neff electric oven and grill, Neff four ring electric hob with extractor over, Hotpoint tumble dryer, Zanussi washing machine and free-standing Hotpoint fridge/freezer. Vaillant gas boiler. Tiled splashbacks. Window to side and uPVC door to rear exterior. Open to:-



Inner Hall: 7'8 x 2'9 (2.34m x 0.84m) Door to:-

Shower Room: 7'9 x 6' (2.36m x 1.83m) Comprising a three piece suite of corner shower, w.c. and wash hand basin built into vanity unit with storage under. Obscured glazed window to side. Fully tiled walls.



Bedroom 3: 9'5 x 8' (2.87m x 2.44m) Window to side.



FIRST FLOOR

Landing: 2'10 x 2'8 (0.86m x 0.81m) Loft access hatch. Doors to:-

Bedroom 1: 15'10 x 11' (4.83m x 3.35m) Fitted with a variety of wardrobes and cupboards. Large window to front.



Bedroom 2: 15'10 x 8'9 (4.83m x 2.67m) Fitted with a run of open wardrobes. Window to rear.



EXTERIOR

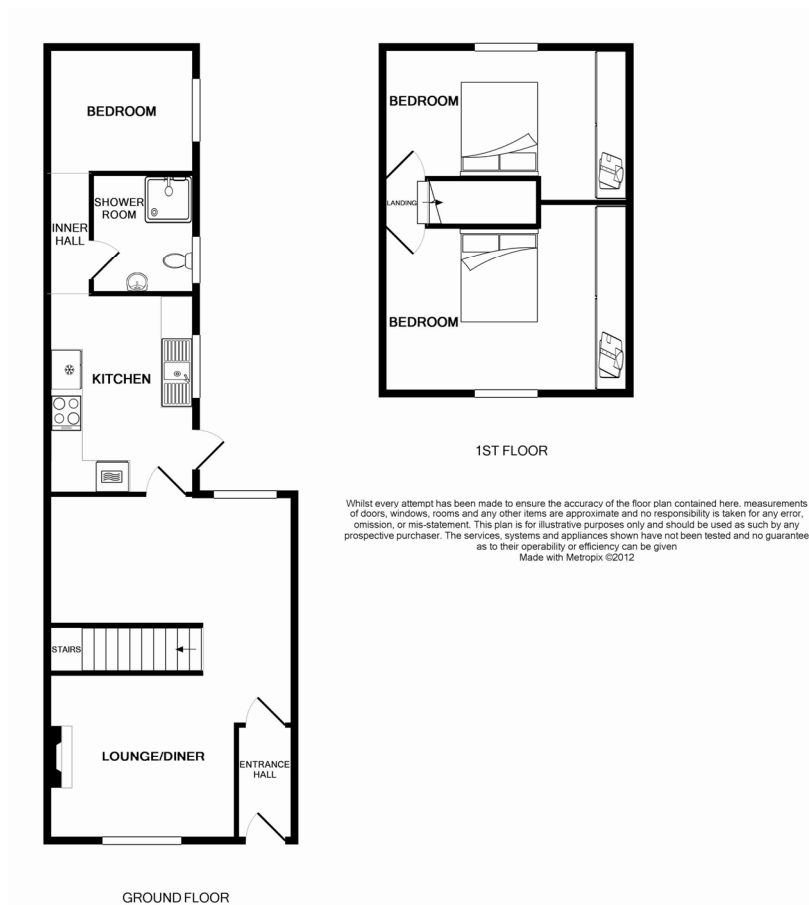
The property is accessed from Longue Rue onto a hard laid pathway leading to steps to the front door. The front of the property has a small garden laid to gravel.

Access from the kitchen leads onto a rear garden laid to patio with a west facing aspect. (Each property has a right of access across the neighbours garden if required.) There is a further rear garden laid to an overgrown lawn and housing two domestic **Garden Sheds**: 14 x 10 approx.

The rear garden is bounded on all sides by high wooden fencing. Parking is available by concession at a nearby industrial building and is applied for on an individual basis.



FLOOR PLAN



Possession: By Arrangement.

Services: Mains water, gas, electricity and drainage. Gas fired central heating. Double glazing.

N.B.: The floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon.

Construction: The property is of granite construction.

Price: £399,000 to include the fitted carpets, the curtains and blinds as hung, the fitted light fittings and the appliances as mentioned in these property details. MLP04403

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