



Maillard  
& Co

£ 685,000

La Grande Route de St Martin

For Sale



“Detached 3 bedroom house close to the St Martin border!”

3

|  
Bedrooms

1

|  
Receptions

2

|  
Bathrooms

For Sale

## Property features

Detached 3 bedroom 1970s house

Tucked away from main traffic noise

A fantastic blank canvas for the buyer

Well maintained throughout

Great location, perfect for schools etc.



## Property details

Detached 3 bedroom house close to the St Martin border!

Approached by a driveway providing parking for 2 and a single garage/ workshop, this detached family home is tucked away from the busy traffic noise. Well maintained over the years, the property is ready for the new owner to carry out modernisation to this spacious home. Fully double glazed, E20 night storage heating.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.





















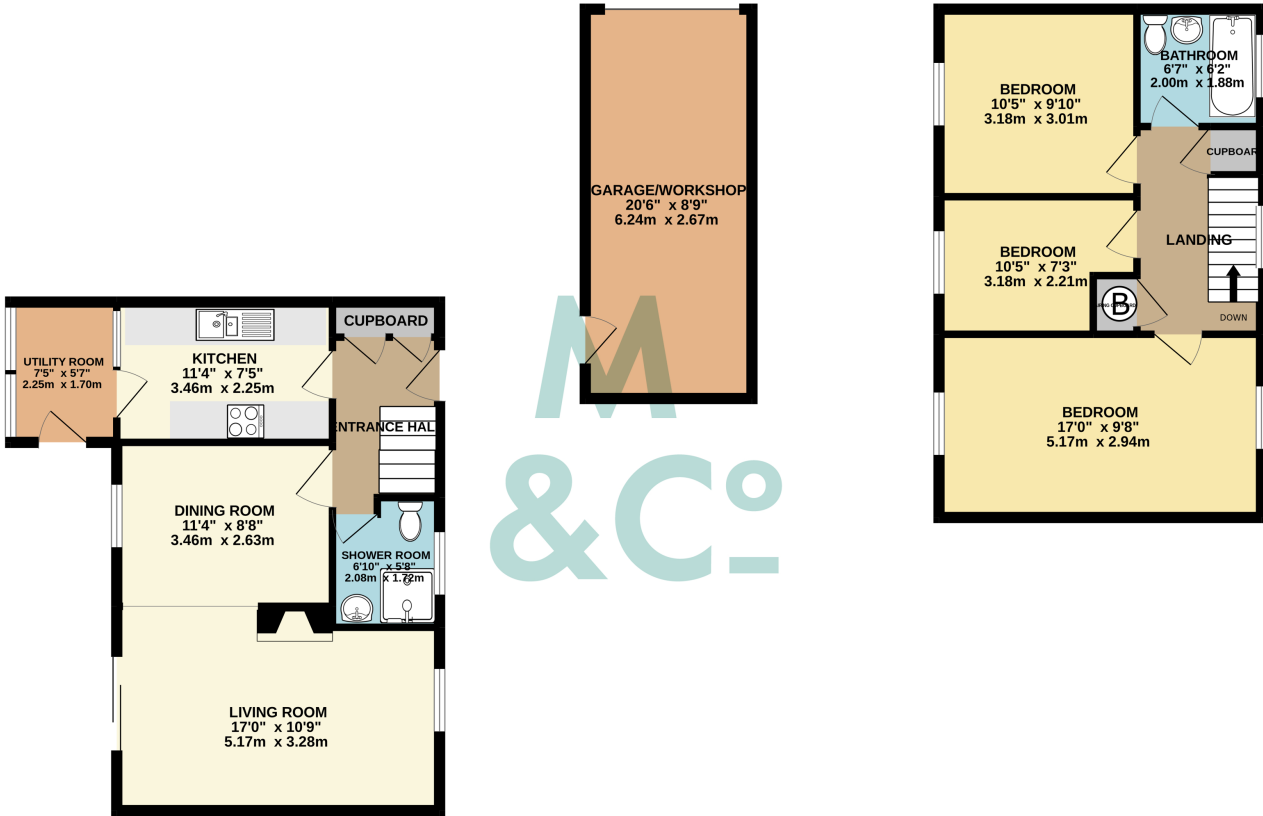






GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

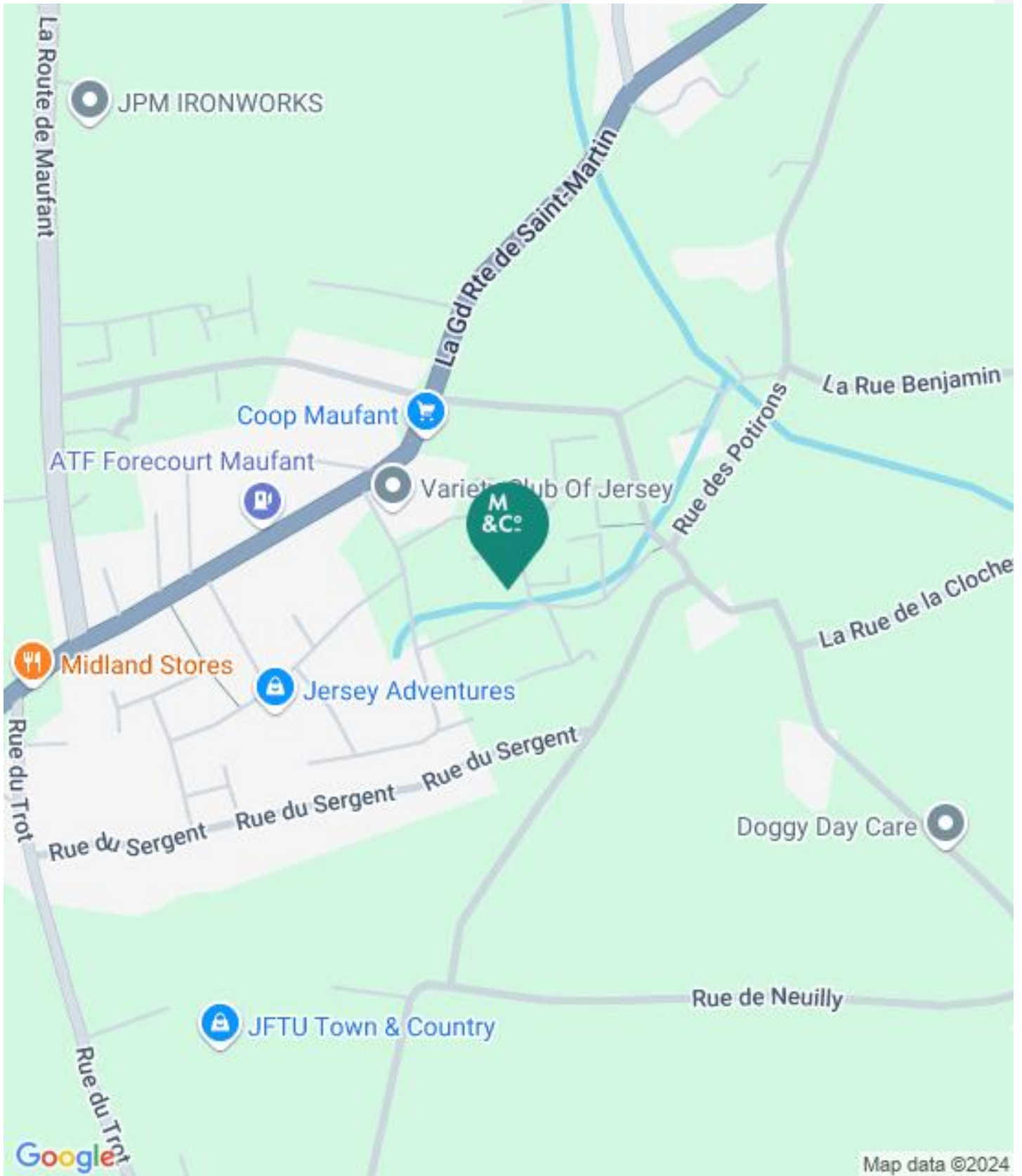
1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

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.  
Made with Metropix ©2022







Bradley Rolland

---

Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184



Bridie Newsham

---

Sales Consultant

[bnewsham@maillardandco.com](mailto:bnewsham@maillardandco.com)

01534 883103