



Maillard  
& Co

£ 545,000

3 Elizabeth Place, Rue de la Croix

For Sale



“Charming Character Cottage Bordering  
Agricultural Fields”

2

Bedrooms

2

Receptions

1

Bathrooms

For Sale

## Property features

Charming Character Cottage

South Facing Garden

Off Road Parking

No Onward Chain



## Property details

This charming character cottage sits quietly bordering agricultural fields and is within walking distance of the beach at Green Island and on a regular bus route to town and the east.

The spacious kitchen provides space for a small dining table and flows through to the cosy living room and adjoining conservatory which overlooks the garden.

The double bedrooms and bathroom are located upstairs, with both bedrooms benefitting from lovely rural views over the fields.

The pretty south facing garden is an excellent space to enjoy the sunshine and further benefits from a decked terrace for alfresco dining and a summer house suitable as a home office or simply to relax and unwind in.

The farmer has kindly allowed the residents to adopt a portion of the land in the adjoining field to grown fruit and vegetables if they so wish.

Off road parking is provided for one car to the front of the house with additional roadside parking available further up the lane.

Mains drains and water. Electric underfloor heating throughout. Freehold.

Charming Character Cottage Bordering Agricultural Fields

## 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.

















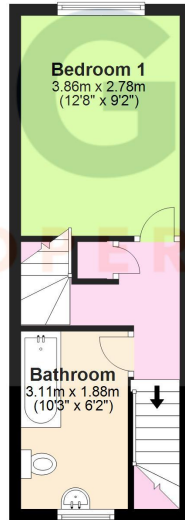
### Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



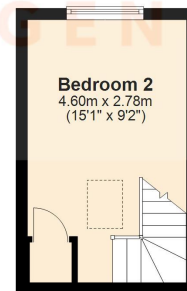
### First Floor

Approx. 24.0 sq. metres (258.9 sq. feet)



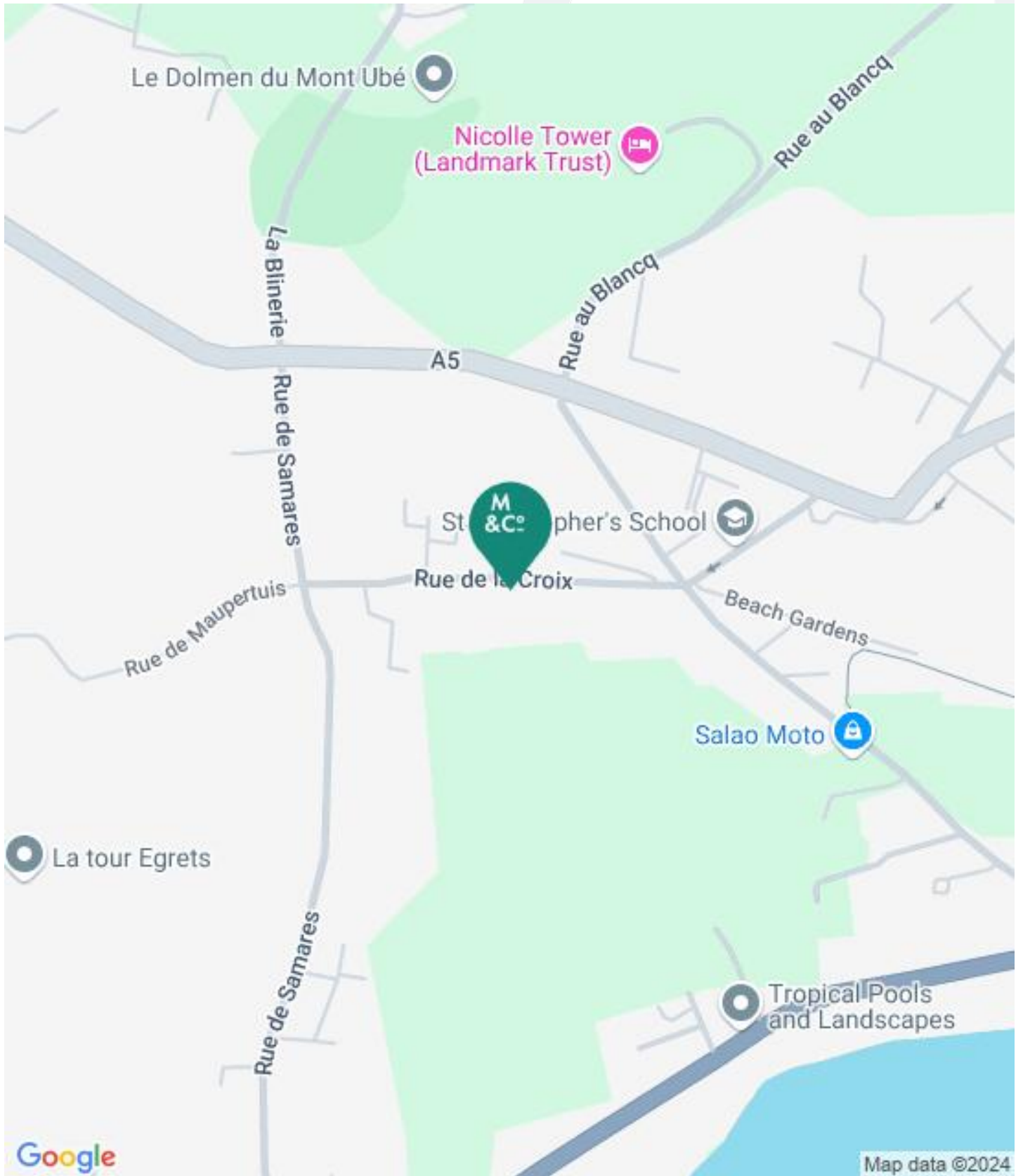
### Second Floor

Approx. 12.8 sq. metres (137.9 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.  
Plan produced using PlanUp.





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