

## No 3 Talbot Mews £2,500 p/m







Brock Road, St. Sampson, GY2 4PN | Local Market | TRP 124

 x 3  x 2  x 1



### Property Overview

A modern three bedroom terraced house located in St Sampson with garden and parking.

-  A three bedroom terraced house
-  Parking for one vehicle
-  Available 6th June 2024
-  Garden and patio area
-  Just a short walk to the bridge amenities
-  Suitable for children. Pet considered - a 6 week deposit would be required











# About No 3 Talbot Mews

A well presented three bedroom terraced house located on Brock Road in St Sampson close to the bridge and its amenities.

At ground floor level, the property comprises of an entrance hall, kitchen/breakfast room, sitting room/dining room and cloakroom.

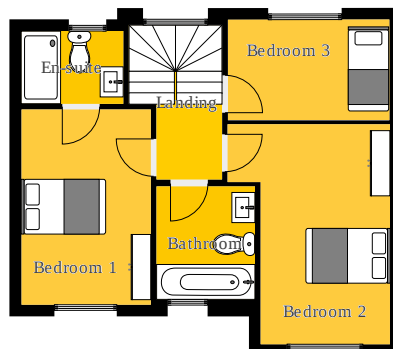
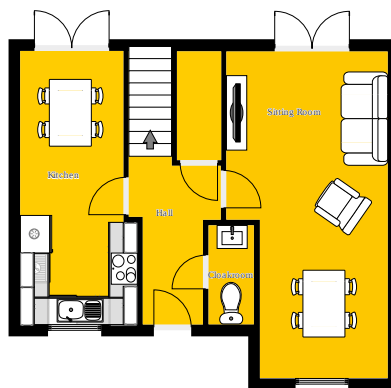
At first floor level, there are two double bedrooms (one being a small double), family bathroom and master bedroom with an en-suite shower room.

Externally, to the rear of the property there is an enclosed garden laid to lawn and patio area.

To the front, there is parking for one vehicle.

Early viewing highly recommended.

## Floor Plan



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## Ground Floor

**Hallway:** 5.87m max x 1.25m min x 1.97m max (19'2 x 4'1 x 6'4)

**Kitchen:** 2.21m x 5.87m (7'2 x 19'2)

**Lounge:** 3.45m max x 7m (11'3 x 22'9)

**Cloakroom:** 2.12m x 0.97m (6'9 x 3'1)

## First Floor

**Landing:** 3.31m x 2m max (10'8 x 6'5)

**Bedroom 1:** 4.18m x 2.77m (13'7 x 9')

**Bedroom 1 (En-Suite):** 2.2m x 1.54m (7'2 x 5')

**Bedroom 2:** 4.71m x 2.77m (15'4 x 9')

**Bedroom 3:** 2.17m x 3.46m (7'1 x 11'3)

**Bathroom:** 2.15m x 2.44m (7' x 8')

## Exterior

To the rear of the property there is an enclosed garden laid to lawn and patio area.

To the front, there is parking for one vehicle.

## Appliances

Neff dishwasher, oven/microwave combi, fridge/freezer, hob, extractor fan and Indesit washing machine

## Services

Mains water & electricity

## Heating

Electric (underfloor heating on ground floor)

## Drainage

Mains Drain

## What3words

///flushes.lock.income

## Viewing and possession

By appointment and arrangement through Sheppards Estate Agents only

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