

For Sale Euros 449,000.00

Constructed in 1993 by the current owners who are returning to England the house is quietly situated in a cul de sac of six houses bordering the perimeter road and fields beyond.

There is a master suite plus two further bedrooms and two bathrooms.

The entrance hall leads left past the guest cloakroom with walk-in shower and the kitchen [with hatch to the dining room] and on to the bedroom area; straight ahead leads to the spacious triple aspect lounge dining room with fan assisted wood fire inset fireplace opening on to the porch and back garden.

To the right of the porch is the 10m x 5m enclosed swimming pool with a gate leading to the front of the house and access to both the pool house and garage.

The house is in perfect decorative order and just requires some updating.

Calle Noruega, San Andres Golf



To summarise

Plot : 2000m²

House [including Garage] and porches : 229m²

Built : 1993 3 bedrooms , 3 bathrooms

Pool [chlorinated] : 10m x 5m and 2m x 0.80m

Windows : single glazed with fly screens and blinds

Partial air conditioning: lounge and bedrooms area

Heating: wood burning inset with fan plus wall heaters

Hot water: gas fired boiler

Mature gardens with well water irrigation

Doors: single glazed with grilles

Fixtures & Fittings: all included except personal items

CEE classification : E

Annual IBI: euros 1129.00; no comunidad charges

Roads: maintained by Chiclana ayuntamiento

Price : euros 449,000.00 plus 2% agency commission



The driveway with plenty of off street parking and the front entrance



The triple aspect lounge dining room with double doors to the back porch



The fully fitted kitchen, door from the hall, hatch to the dining room and walk in pantry



The master ensuite



The second and third bedroom



The guest cloakroom and family bathroom



The pool and back porch



Views of the well maintained and established garden



The garage and further view of the garden



San Andres Golf



www.sanandresgolf.com