

# 2, VERTE RUE

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**586**

SQ FT

**£495,000 LOCAL MARKET, VALE**

This semi-detached bungalow is situated in a convenient location within the parish of Vale, close to the amenities of Landes du Marche and Camp du Roi as well as a short drive away to the West Coast beaches. Although in need of renovation, the property occupies a sizeable plot and has further scope to extend (STPP). The accommodation comprises entrance, sitting room, kitchen, rear glazed porch with small store room, bedroom two/dining room, bedroom, inner hall with storage cupboard and a bathroom. Externally there is a shared access gateway and parking is available for two vehicles (scope to create potentially two more spaces). The rear, South-facing garden is a good-size and has a side access with timber storage shed. A super opportunity for someone to purchase a project property, internal viewing recommended.



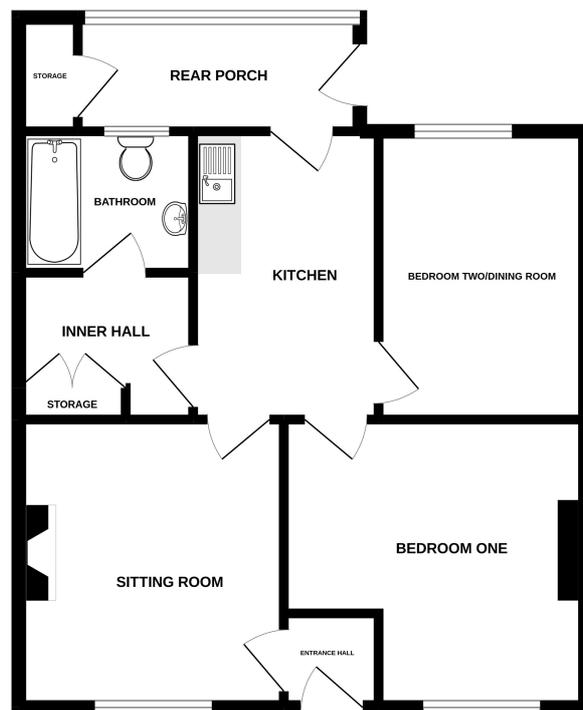
**LIVINGROOM**

The Channel Island Estate Agent





GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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

**GROUND FLOOR**

<b>Entrance</b>	2'5 x 2'5
<b>Sitting room</b>	11'9 x 10'8
<b>Kitchen</b>	11'8 x 7'8
<b>Bedroom two/dining room</b>	11'8 x 7'9
<b>Bedroom one</b>	11'8 x 12'1
<b>Inner hall</b>	8'0 x 5'11
<b>Bathroom</b>	8'0 x 5'6
<b>Rear glazed porch</b>	13'8 x 4'7
<b>Store room</b>	2'6 x 4'7

**KEY FACTS**

Semi-detached bungalow  
Situated close to amenities  
In need of renovation with scope to extend (STPP)  
Parking for two vehicles  
Good-sized South-facing garden

**SERVICES**

Mains electricity and water  
Mains gas boiler for hot water

**DRAINAGE**

Main drain

**HEATING**

None

**INCLUSIONS**

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

Hautes Capelles Primary  
St Sampson's High School

---

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any 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. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

---

**£495,000**



**LIVINGROOM**  
The Channel Island Estate Agent