

BYWAYS

SOLE AGENT



3

BEDROOMS

1

BATHROOM

897

SQ FT

£2,500 ST. HELIER

ENTITLED/LICENSED. This immaculately presented semi-detached 1930's family home is conveniently situated within a short walk of Havre des Pas beachfront and the town centre. The accommodation comprises an entrance hall, sitting room, kitchen and dining room on the ground floor. The first floor provides two double bedrooms, a single bedroom/study and a family bathroom. Externally, the property benefits from an easily maintained West-facing garden ideal for entertaining. Parking for a vehicle on your drive in front of the property. Pets considered. Available immediately.



LIVINGROOM

The Channel Island Estate Agent



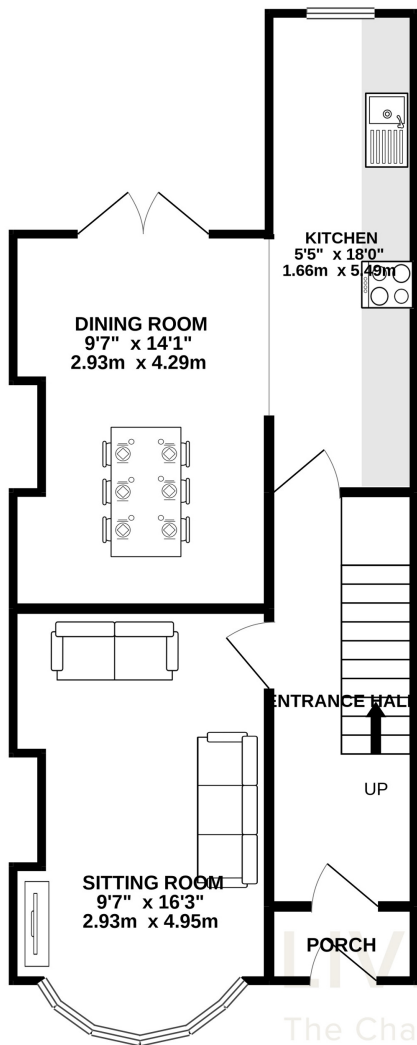




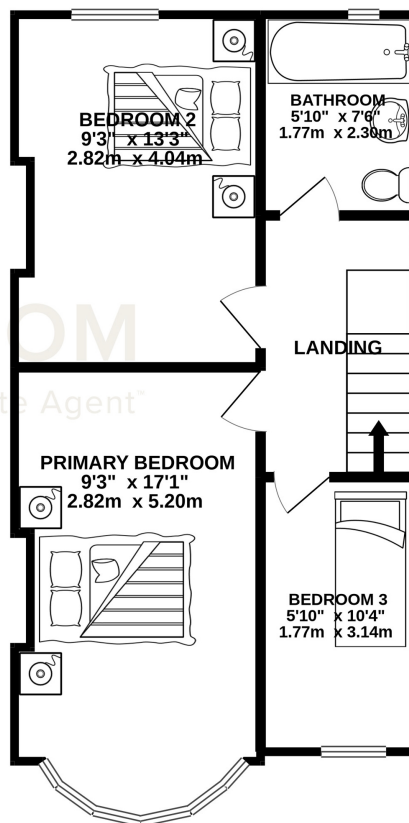




GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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.

GROUND FLOOR

Porch	5'5 x 2'9
Entrance hall	15'7 x 5'5
Sitting room	16'3 x 9'7
Kitchen	18' x 5'5
Dining room	14'1 x 9'7

FIRST FLOOR

Landing	9'10 x 5'10
Main bedroom	17'1 x 9'3
Bedroom two	13'3 x 9'3
Bedroom three	10'4 x 5'10
Bathroom	6'7 x 5'10

KEY FACTS

Within a short walk to the beach at Havre des Pas and St. Helier

Parking for one vehicle

Pets considered

Available immediately

ENTITLED/LICENSED

SERVICES

Mains water and drainage

HEATING

Wet electric heating throughout

APPLIANCES

Zanussi hob

Cooke & Lewis oven

Bosch fridge/freezer

Cata dishwasher

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Luke

Le Rocquier

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.

£2,500



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