

CHASSE MAREE

SOLE AGENT



2

BEDROOMS

1

BATHROOM

819

SQ FT

3.8%

YIELD

POA GROUVILLE

Chasse Maree is a gorgeous granite cottage in the heart of Gorey Village, within walking distance to the local shops and restaurants, as well as easy access to the beach and regular bus routes. In excellent order throughout, the accommodation is very well-proportioned and comprises an entrance hall, kitchen/dining room and sitting room on the ground floor. The first floor has two double bedrooms and a house bathroom. Externally, there is a patio garden perfect for alfresco dining with an outdoor utility room and a separate garden shed. To the front of the property is on-street parking regularly used by the current Vendors. An easily maintainable home, ideal for a first-time buyer or someone looking to downsize. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com



LIVINGROOM

The Channel Island Estate Agent



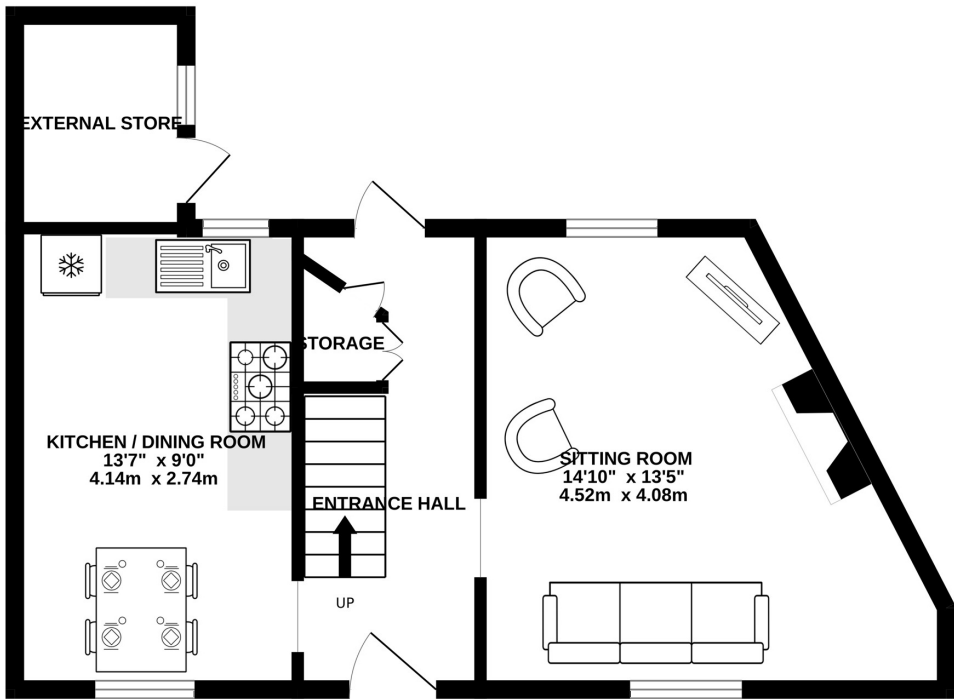




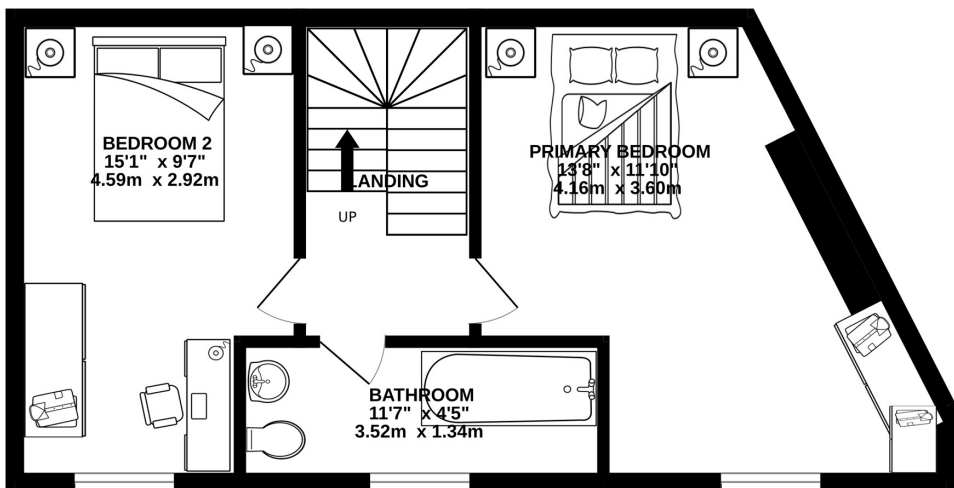




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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

Entrance Hall	5'10 x 14'8
Sitting Room	14'10 x 13'5
Kitchen/Dining Room	9'0 x 13'7
External Store	5'0 x 8'2

FIRST FLOOR

Landing	5'7 x 10'4
Primary Bedroom	13'8 x 11'10
Bedroom Two	9'7 x 15'1
Bathroom	11'7 x 4'5

KEY FACTS

Popular Gorey location
Ideal starter home or downsizer
Close to a host of amenities
Wood burning stove in the sitting room
On Street parking directly outside of property
Patio garden with shed
Double glazing throughout

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric heating throughout
Wood burning stove in the sitting room

TENURE

Freehold

POTENTIAL RENTAL INCOME

Circa £2,000 per month

INCLUSIONS

As Per Inventory

SCHOOL CATCHMENT

Grouville
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.

POA



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