

GLENELG

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

716

SQ FT

POA LOCAL MARKET, ST. SAMPSON

This well-presented, semi-detached property is situated in a popular, residential clos within the parish of St Sampson. The current vendor has owned the property shortly after they were built 20 years ago and it has been a cherished home since with a new kitchen, new bathrooms and fully refurbished in recent years. The accommodation is based over two floors and comprises entrance lobby, sitting room, fully fitted kitchen/dining room with double doors to the rear garden, two double bedrooms (one with en-suite shower room) and a bathroom. Externally, there is a formal front garden with parking for one vehicle and there is a further allocated space within the clos. There is side access to the rear which also leads to a pedestrian gateway out onto Robergerie Lane. The rear garden faces South and is fully enclosed with a patio and garden shed. A superb, easy maintainable home in a convenient area of the island.



LIVINGROOM

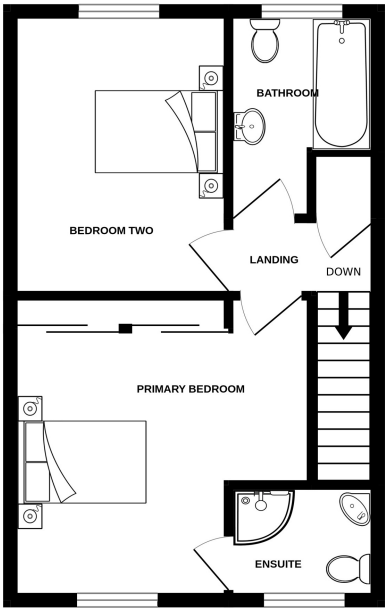
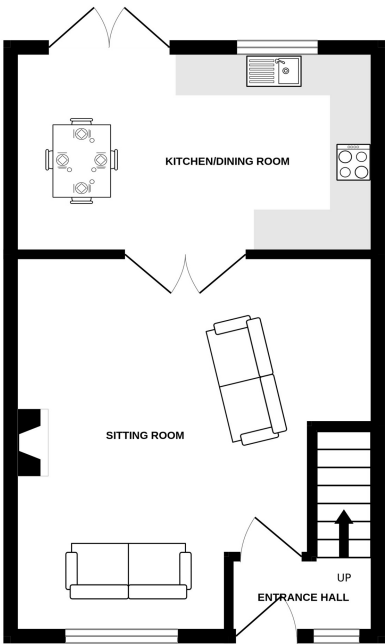
The Channel Island Estate Agent





GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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 reliability or efficiency can be given.

GROUND FLOOR

Entrance hall	6'1 x 3'3
Sitting room	15'7 x 15'0
Kitchen/dining room	15'0 x 8'5

FIRST FLOOR

Primary bedroom	12'5 x 11'8
En-suite shower room	5'10 x 4'8
Bedroom two	11'7 x 8'8
Bathroom	8'4 x 5'10

KEY FACTS

Well-presented, semi-detached home
Situating in a smart c/los
Convenient location
Excellent order throughout
New kitchen and bathrooms
South-facing garden and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Bosch double oven
Falmec extractor fan
Electric hob
Bosch microwave
Bosch integrated fridge/freezer
Bosch integrated dishwasher
Hotpoint integrated washer/dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Vale 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.

POA



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