

151 LES QUENNEVAIS PARK



3

BEDROOMS

1

BATHROOM

917

SQ FT

4.8%

YIELD

£625,000 ST. BRELADE

This terrific three-bedroom family home is in a popular area of St. Brelade. The property boasts light South facing spacious and well-balanced accommodation over two floors including a porch entrance, cloakroom, kitchen and sitting / dining room which leads out to the rear garden. The first floor offers three bedrooms and a house bathroom. This property offers a desirable location in Les Quennevais Park, known for its amenities, green spaces, and proximity to the railway walk, schools, skateboard park, sports centre, great bus routes, walks and much more. The South-facing garden provides a secure and pleasant outdoor area, and the shed offers additional storage. Additionally, the property comes with the convenience of a single garage (accessed via a walkway to the rear of the property) and parking space for one/two vehicles at the front. We would recommend viewing this property early to avoid disappointment. Call us today to arrange a viewing on 01534 717100.



LIVINGROOM

The Channel Island Estate Agent







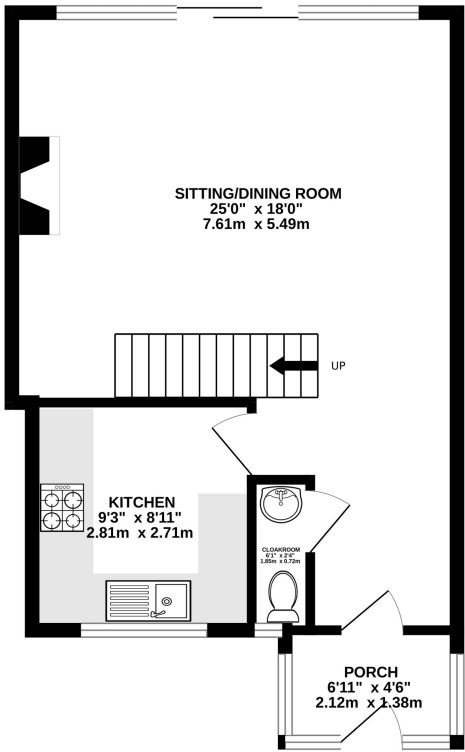




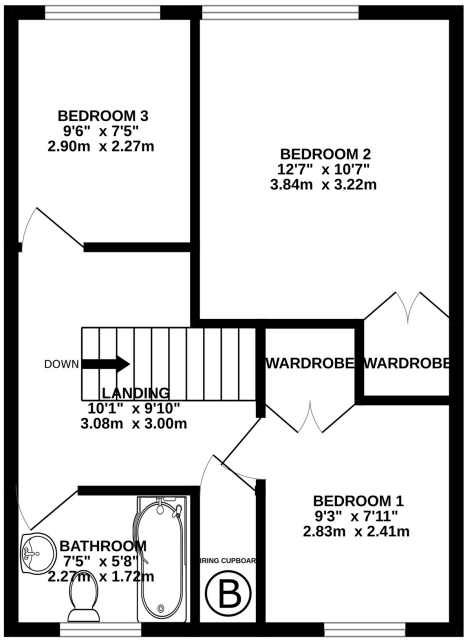




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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.

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GROUND FLOOR

Entrance porch	6'11 x 4'6
Cloakroom	6'1 x 2'4
Kitchen	9'3 x 8'11
Sitting/Dining room	25'0 x 18'0

FIRST FLOOR

Landing	10'1 x 9'10
Bedroom 1	9'3 x 7'11
Bedroom 2	12'7 x 10'7
Bedroom 3	9'6 x 7'5
Bathroom	7'5 x 5'8

KEY FACTS

Situated in the heart of St. Brelade
A family home to put your own stamp onto
Secure garden to the rear
Parking for one/two vehicles on the front drive
A short walk to a single garage
Short walk to Les Quennevais precinct and other amenities
Minutes from the railway walk
Large loft space
Available immediately

SERVICES

Mains drains and water

HEATING

Brand new electric boiler
Property newly insulated under the SoJ Low Carbon scheme

TENURE

Freehold

INCLUSIONS

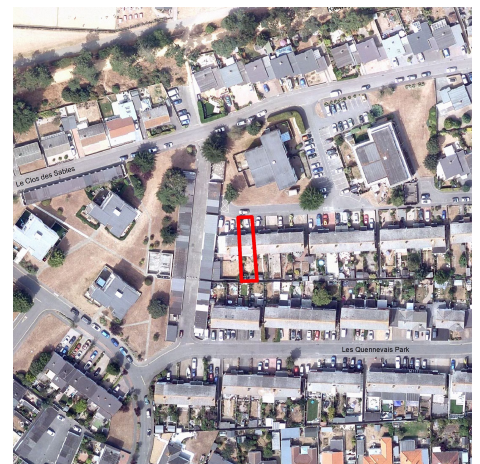
As per inventory

SCHOOL CATCHMENT

La Moye
Les Quennevais

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.

£625,000



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