

HOLMCROFT

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

£2,250 ST. SAVIOUR

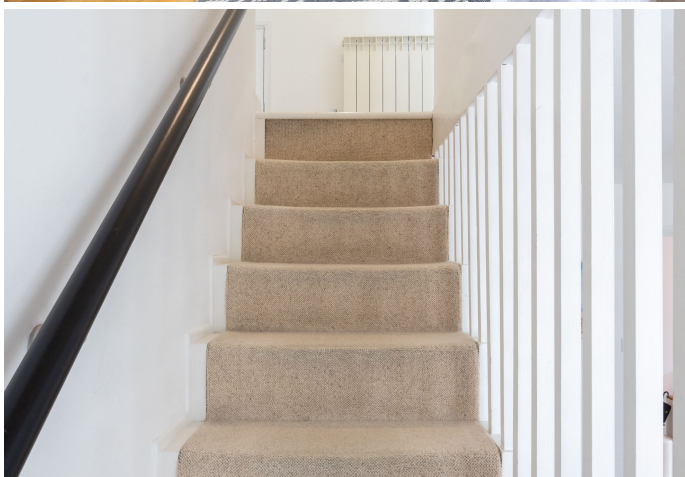
ENTITLED/LICENSED. This beautiful two-bedroom cottage has easy access to a regular bus route and local amenities in the heart of Maufant. Set over two floors, the property briefly comprises two double bedrooms, a beautiful kitchen/dining room, utility room, sitting room with sliding doors out to a secure sunny patio garden, shower room, snug/study area and house bathroom. Externally, there is parking for three vehicles. Pets considered. Available immediately.



LIVINGROOM

The Channel Island Estate Agent





















Entrance hall	26'4 x 3'4
Kitchen/dining room	13'3 x 11'2
Shower room	7'0 x 3'4
Utility	6'4 x 4'8
Sitting room	17'5 x 13'7
Snug/study area	13'4 x 10'5
Downstairs bedroom	13'5 x 10'2
Primary bedroom	19'3 x 11'9
Bathroom	11'5 x 11'4
Patio	19'1 x 13'9

KEY FACTS

Beautifully presented two bedroomed home
Great location close to local shops and amenities
Generous living space
Secure private patio garden
Fully fitted kitchen/dining room
Parking for three vehicles
Available immediately
ENTITLED/LICENSED

SERVICES

All mains drains and water

HEATING

Oil fired central heating

APPLIANCES

Bosch dishwasher
Oven/Hob

INCLUSIONS

To include all items listed in the inventory/condition report.

SCHOOL CATCHMENT

St Martin's Primary School
Grainville

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.

£2,250



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