

VICTORIA HOUSE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,125

SQ FT

3.9%

YIELD

POA ST. HELIER

A superb townhouse. This exquisite Victorian property oozes the 'wow factor' from the moment you enter, superbly blending traditional character with contemporary. On the ground floor, the property boasts an elegant entrance hall providing access to a cloakroom/utility and a generously proportioned L-shaped kitchen/dining/sitting room with a working fireplace. The first floor is accessed via a beautiful curved staircase leading to a spacious landing from which you can access three double bedrooms, including a primary bedroom en-suite and a beautiful house bathroom complete with a bath and walk-in shower. There is also a large floored loft area offering extra storage. Externally, there is an easily maintained garden with raised beds - perfect for alfresco dining and off-road parking for one vehicle. For more information, please call us on 01534 717100 or email jersey@livingroomproperty.com



LIVINGROOM

The Channel Island Estate Agent



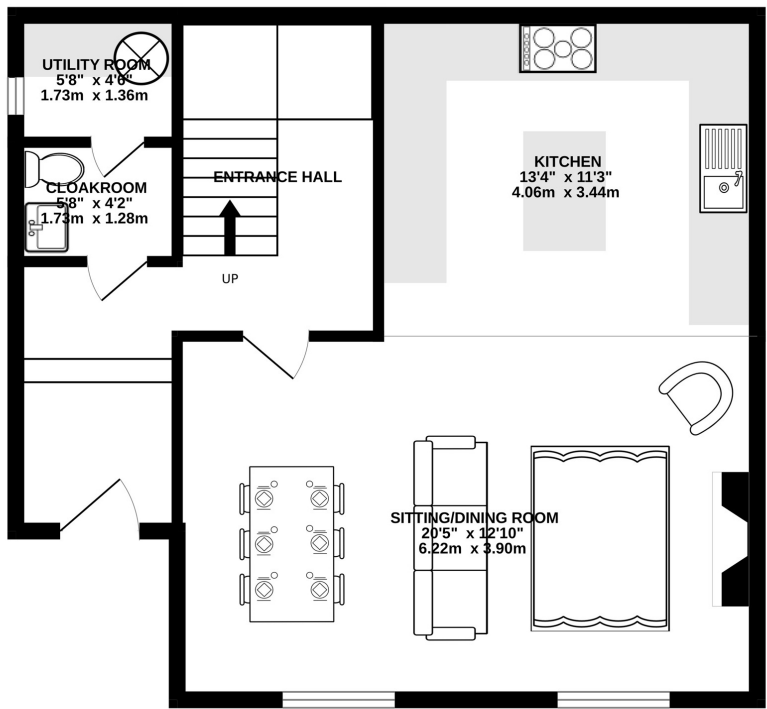




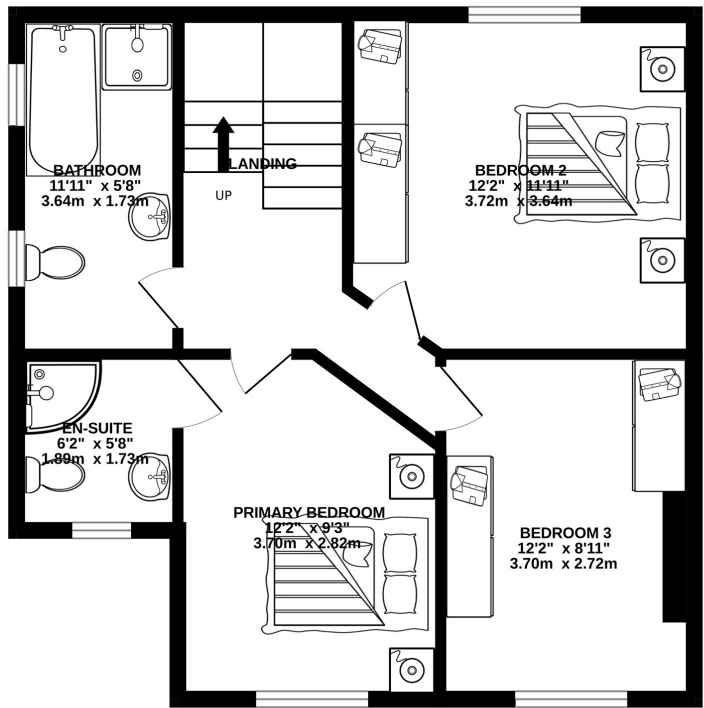




GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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 operability or efficiency can be given.

GROUND FLOOR

Entrance Hall	13'2 x 6'8
Sitting/Dining Room	20'5 x 12'10
Kitchen	13'4 x 11'3
Cloakroom	5'8 x 4'2
Utility Room	5'8 x 4'6

FIRST FLOOR

Landing	9'3 x 13'3
Primary Bedroom	9'3 x 12'2
En-suite	5'8 x 6'2
Bedroom Two	12'2 x 11'11
Bedroom Three	8'11 x 12'2
Bathroom	5'8 x 11'11

KEY FACTS

Charming character home renovated with modern flair
Convenient town location
Working fireplace
Immaculate 'walk-in' condition
Plantation shutters throughout
Large loft space
Off-road parking
Private outside space

SERVICES

Mains drains and water services

HEATING

Wet underfloor heating on ground floor and electric heating in both bathrooms
Electric central heating on first floor

POTENTIAL RENTAL INCOME

£2,600 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Rouge Bouillon
Haute Vallee

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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