

10 LA RUE GALLIE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

799

SQ FT

3.8%

YIELD

POA ST. SAVIOUR

Livingroom is delighted to market this two-bedroom semi-detached home conveniently situated in La Rue Gallie, with all amenities close by and only a short drive to the town centre. Presented in walk-in condition, on the ground floor the property offers a welcoming entrance hall, shower room/cloakroom and provides an open plan kitchen/diner separate living room. Upstairs you will find two double bedrooms, a house bathroom and a separate study area. The garden to the rear of the property is part paved and part laid to lawn which is totally enclosed and can be accessed from the kitchen, perfect for entertaining and al fresco dining! Safe for both children and pets. To the front of the property, there is driveway parking for one vehicle with a single garage for storage. This would be an ideal family/first home or alternatively for someone looking to downsize to a more low-maintenance home. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email...



LIVINGROOM

The Channel Island Estate Agent

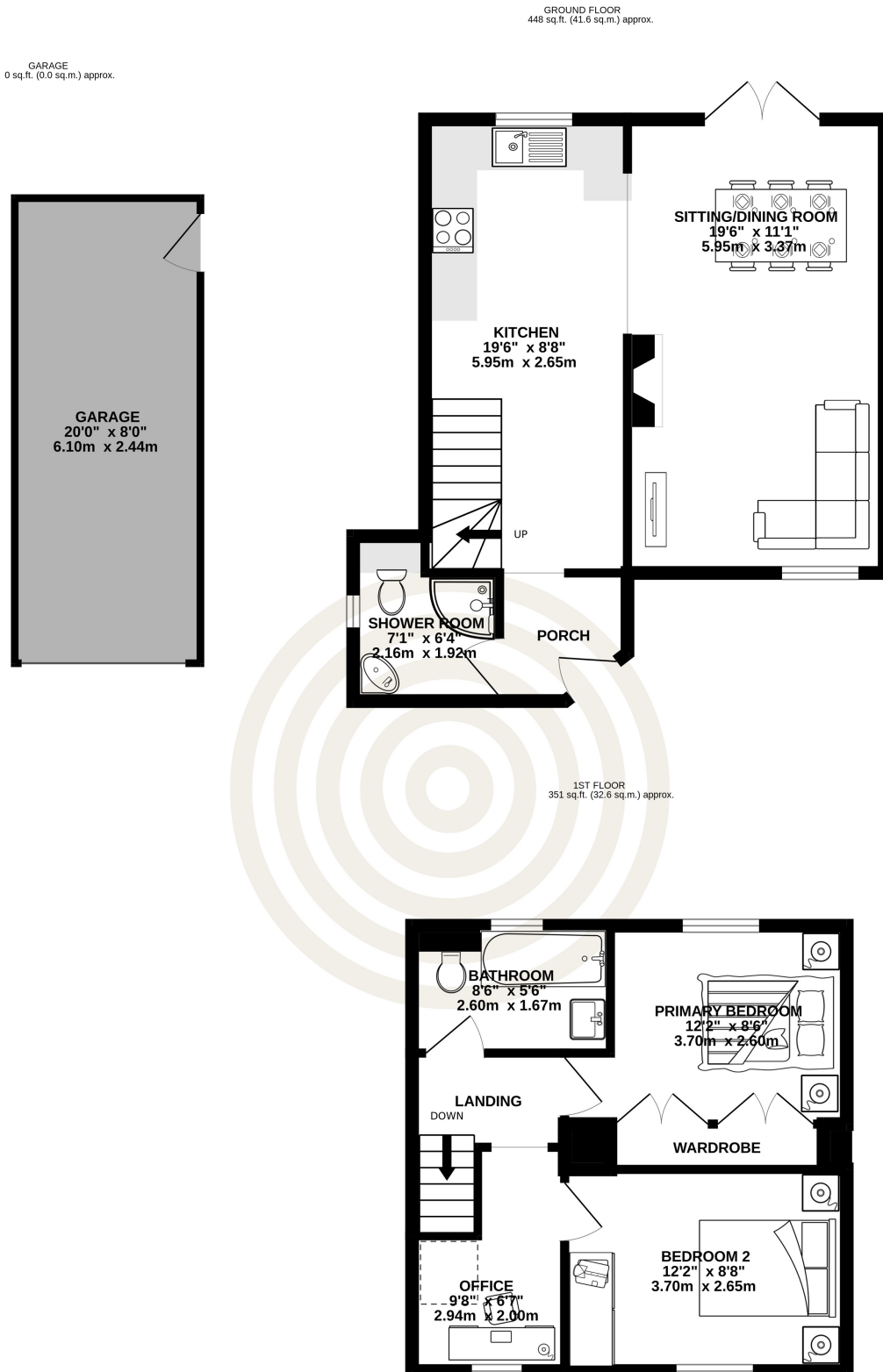












TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

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.

GROUND FLOOR

Porch	5'6 x 5'6
Shower Room	6'4 x 7'1
Kitchen	8'8 x 19'6
Sitting/Dining Room	11'1 x 19'6

FIRST FLOOR

Landing	6'7 x 7'10
Primary Bedroom	12'2 x 8'6
Bedroom Two	12'2 x 8'8
Bathroom	8'6 x 5'6
Office	6'7 x 9'8

GARAGE

KEY FACTS

Secure garden with access to the garage
Two bedrooms, two bathrooms
Open plan living area
Close to all amenities
Two parking spaces

Walk in condition

SERVICES

Mains water
Mains drains

HEATING

Air pump system for heating and air conditioning
Multi fuel burner

PARKING

Single garage and one space in front of the garage

POTENTIAL RENTAL INCOME

£2000 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Martin
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.

POA



LIVINGROOM
The Channel Island Estate Agent