

VALHALLA

SOLE AGENT



3

BEDROOMS

1

BATHROOM

983

SQ FT

POA LOCAL MARKET, ST. ANDREW

This detached Guernsey cottage is situated in the parish of St Andrew, close to the Hospital, general amenities and only a short drive away from Town. Although in need of up-grading, this property has been a cherished family home for over 30 years and is perfect for a new buyer wanting to put their own stamp on a property. The accommodation comprises entrance porch, hall, sitting room, kitchen/breakfast room, two bedrooms, bedroom three/dining room, shower room, utility and a conservatory. Externally, there is parking to the front for three vehicles and occupying the rear is a good-sized lawned garden. A lovely home with much potential.

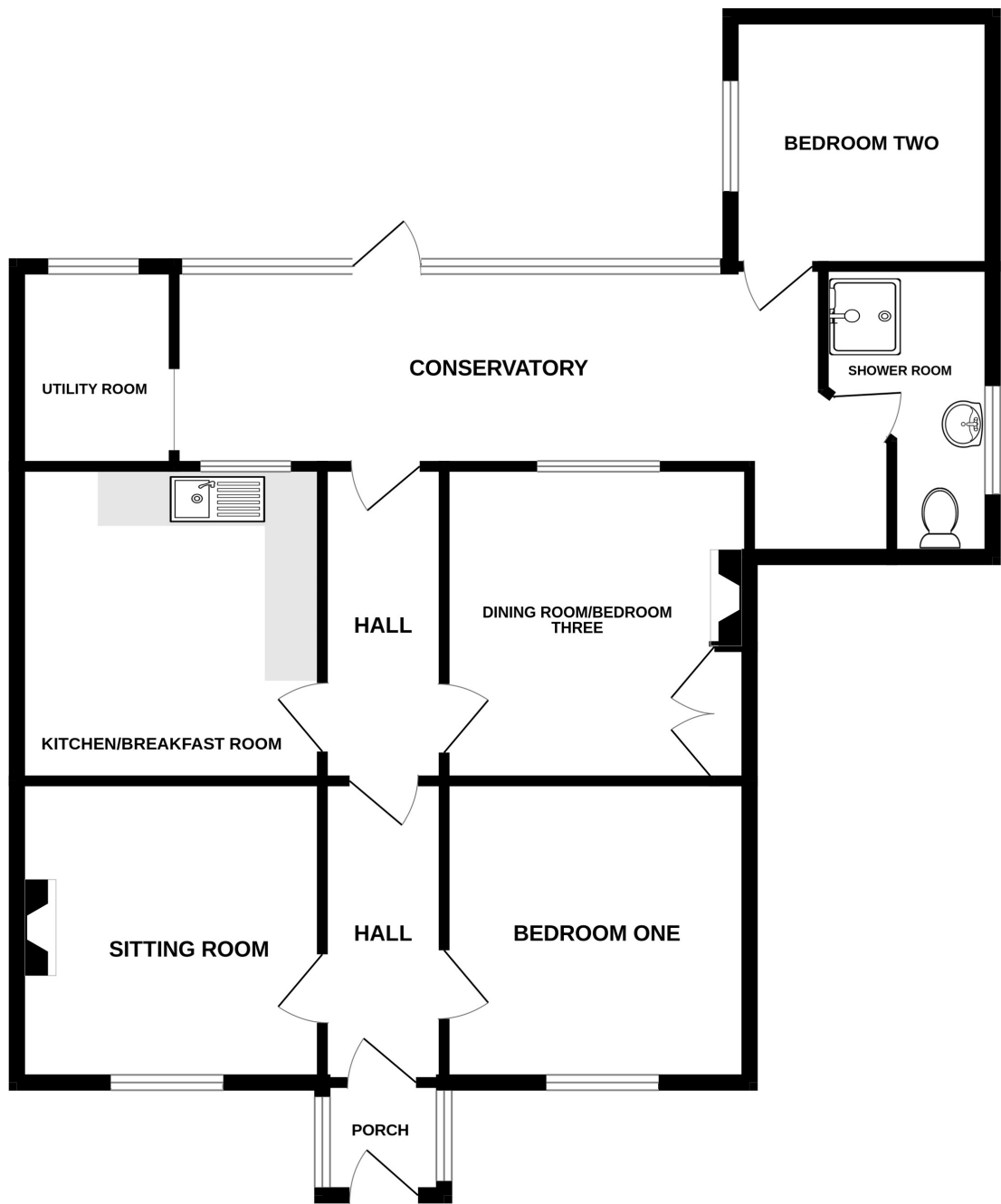


LIVINGROOM

The Channel Island Estate Agent



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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

Porch	4'1 x 4'5
Hall	11'0 x 4'6
Sitting Room	11'0 x 11'1
Kitchen/breakfast room	11'5 x 11'1
Bedroom One	11'0 x 11'1
Dining room/bedroom three	11'5 x 11'1
Conservatory	10'7 x 26'1
Utility	7'3 x 5'9
Shower room	10'7 x 6'2
Bedroom Two	9'1 x 9'7

KEY FACTS

Detached Guernsey cottage
Situating in St Andrews, close to the Hospital
Good-sized lawned garden
Parking for three vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Stoves double oven & gas hob
Hotpoint fridge
Lec freezer

INCLUSIONS

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

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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