

ALICE SPRINGS

SOLE AGENT
£2,600



5

BEDROOMS

2,258

SQ FT

£2,600 LOCAL MARKET, CASTEL

Alice Springs is a generous family home in a quiet location in Castel. The accommodation offers substantial living space on the ground floor comprising kitchen, dining room, sitting room, sun room, cloakroom and snug. The first floor offers master bedroom with en-suite bathroom and dressing room, three double bedrooms and family bathroom. Externally, there is a large garden to the rear of the property with ample parking for up to five vehicles at the front and garage. Available immediately on a part furnished basis, children and pets may be permitted at the discretion of the landlord. No smokers

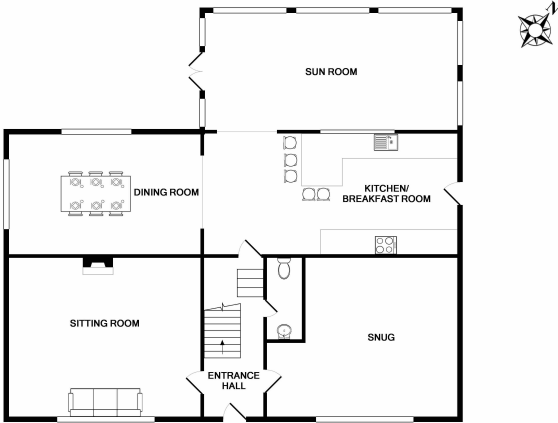


LIVINGROOM
The Channel Island Estate Agent

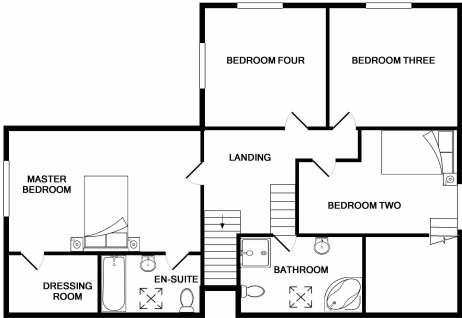








GROUND FLOOR
APPROX. FLOOR
AREA 1318 SQ.FT.
(122.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 941 SQ.FT.
(87.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 2258 SQ.FT. (209.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 measurability or efficiency can be given.

GROUND FLOOR

Entrance hall	11'9 x 5'8
Sitting room	17'5 x 14'9
Snug	17'8 x 14'9
Cloakroom	7'8 x 2'6
Kitchen/breakfast room	23'8 x 11'1
Dining room	18'5 x 11'2
Sun room	23'2 x 11'0

FIRST FLOOR

Landing	13'3 x 9'8
Master bedroom	17'1 x 11'3
En-suite bathroom	9'3 x 5'9
Dressing room	8'10 x 5'9
Bedroom two	19'8 x 14'4
Bedroom three	11'5 x 11'1
Bedroom four	11'4 x 11'1
Family bathroom	12'6 x 7'2

INCLUSIONS

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

SERVICES

Mains services
Mains water/electricity

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

APPLIANCES

Stoves double oven
Sharp microwave
Neff hob
Stove extractor fan
Hotpoint dishwasher
Hotpoint washing machine

GARAGE

Indesit tumble dryer
Tricity Bendix freezer

SCHOOL CATCHMENT

Castel Primary
Les Beaucamps High School

£2,600



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