

# VILLA HENGRA

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**948**

SQ FT

**4.4%**

YIELD

## POA ST. SAVIOUR

A fantastic opportunity to purchase a three-bedroom detached family home in the popular residential location of Sunshine Avenue. In need of modernisation, this property will be a wonderful family home once lovingly restored. The ground floor comprises an entrance hall, kitchen, shower room, sitting room, and dining room. The first floor provides two double bedrooms and a single bedroom, house bathroom. In addition, the property benefits from a good-sized rear enclosed lawned garden with two storage sheds. The property is situated close to the schools and has parking for three vehicles. Early viewing is highly recommended. For more information or to arrange a viewing please contact us at 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



**LIVINGROOM**

The Channel Island Estate Agent















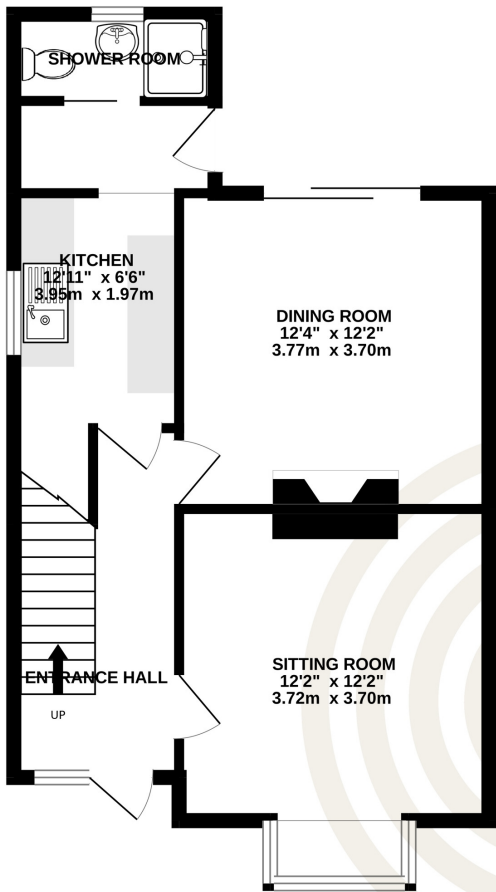




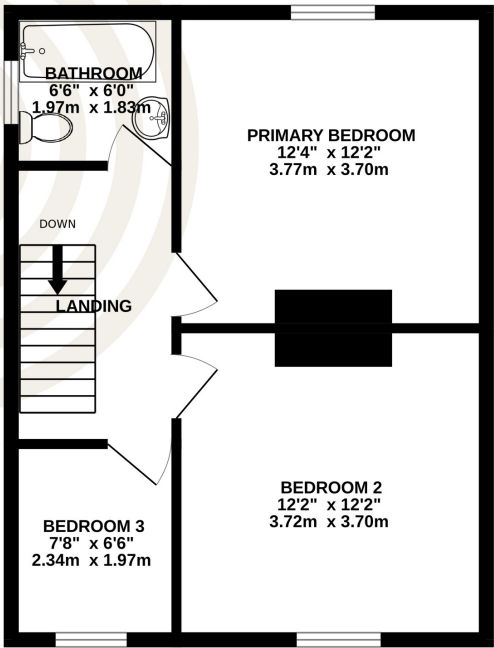




GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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

Entrance Hall	6'6 x 13'8
Sitting Room	12'2 x 12'2
Dining Room	12'2 x 12'4
Kitchen	6'6 x 12'11
Shower Room	7'11 x 3'5

## FIRST FLOOR

Landing	6'6 x 10'11
Primary Bedroom	12'2 x 12'4
Bedroom Two	12'2 x 12'2
Bedroom Three	6'6 x 7'8
Bathroom	6'6 x 6'0

## KEY FACTS

Three bedrooms, one bathroom  
In need of modernisation throughout  
Front and rear gardens  
Opportunity to extend (subject to planning)  
Parking for three vehicles

Close to a host of local amenities and the schools

Available immediately

## SERVICES

Mains drains and water services

## POTENTIAL RENTAL INCOME (ONCE REFURBISHED)

£2500 pcm

## ADDITIONAL INFORMATION

The property was underpinned in 2000

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

St Saviour  
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



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