

GARDENIA COTTAGE



3

BEDROOMS

2

BATHROOMS

886

SQ FT

£565,000 LOCAL MARKET, ST. SAVIOUR

This terraced family home is situated in a well established, residential clos within the sought after parish of St. Saviour. The accommodation is in excellent order throughout and laid out over two floors, comprising entrance, new spacious family shower room, fitted kitchen, double bedroom, sitting/dining room with working log burner and rear conservatory. The first floor has two further bedrooms and a further new bath/shower room. Externally, there is allocated parking for two vehicles and a rear enclosed, sunny South-facing garden. An easy maintainable property, early viewing highly recommended.

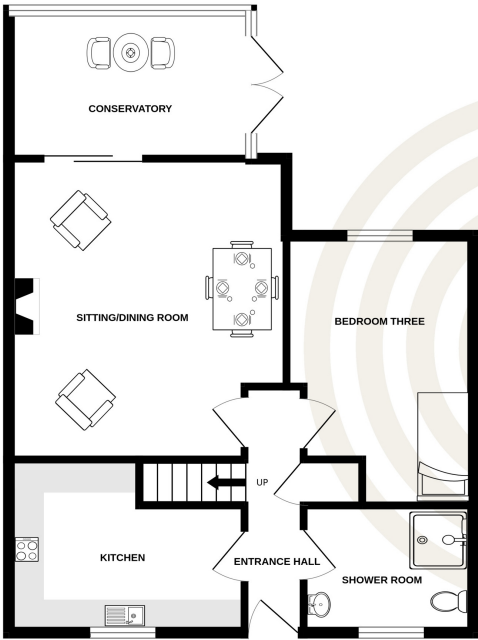


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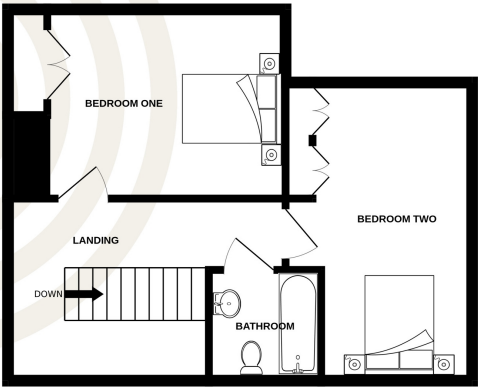




GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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	12'4 x 3'0
Shower room	8'6 x 6'5
Kitchen	11'2 x 8'9
Bedroom three	13'7 x 9'5
Sitting/dining room	15'6 x 14'0
Conservatory	12'2 x 7'5

FIRST FLOOR

Landing	14'0 x 9'2
Bedroom one	12'1 x 9'6
Bedroom two	15'0 x 9'4
Bathroom	5'8 x 5'5

KEY FACTS

Quaint terraced family home
Situating on a popular clos in St Saviour
Excellent order throughout
New shower rooms
Sunny, South facing garden
Parking for two vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil central heating (communal tank)

APPLIANCES

Electrolux oven
Electrolux extractor unit
Electrolux microwave
Neff slimline dishwasher
Electrolux fridge freezer
Hotpoint washing machine

INCLUSIONS

To include all carpets and fitted flooring, the 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.

£565,000



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