

AVONDALE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

1,628

SQ FT

£895,000 LOCAL MARKET, VALE

This well-maintained, cavity built bungalow is located in a quiet lane next to L'Ancrese Common and only a short distance away from nearby beaches. In excellent order throughout, the property is naturally light and has well-proportioned rooms. Comprising a spacious entrance hall, two double bedrooms, family bathroom, dining room (could be a third bedroom) sitting room, sun room, modern kitchen, utility room and an integral double garage. Externally, to the front is a carriage driveway with parking for multiple vehicles and a surrounding lawned garden which extends around to the rear of the property. There is also further scope to extend - subject to planning permissions. A superb property in a great location within the Vale.



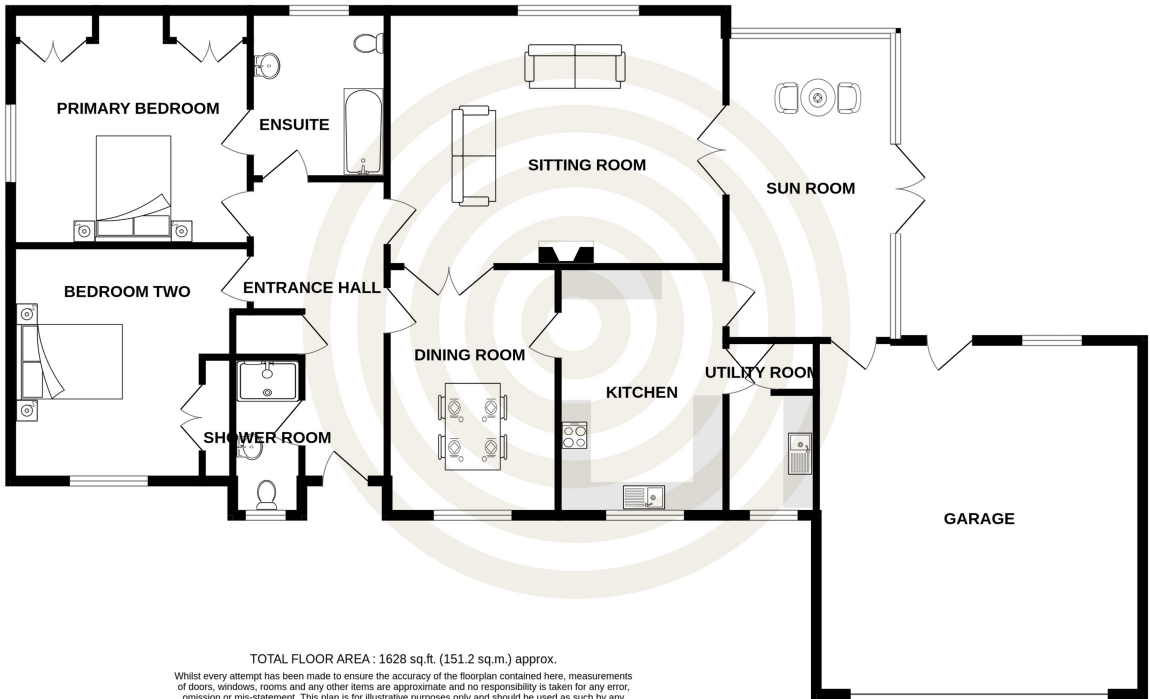
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
1628 sq.ft. (151.2 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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.
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GROUND FLOOR

Entrance hall	16'3 x 7'6
Shower room	8'9 x 3'8
Primary bedroom	13'3 x 13'0
En-suite bathroom	9'4 x 7'7
Bedroom two	13'3 x 13'0
Sitting room	18'9 x 14'2
Dining room (could be a third bedroom)	13'9 x 9'5
Kitchen	13'9 x 9'0
Utility room	9'8 x 5'0
Sun room	17'0 x 9'4
Integral garage	19'7 x 18'0

KEY FACTS

Detached, cavity-built bungalow
 Located in a quiet lane next to L'Ancrese Common
 Excellent order throughout
 Modern kitchen
 Garden, double garage & parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Siemens double oven
 Siemens induction hob
 Siemens microwave
 Falmec extractor unit
 Slimline dishwasher
 Quooker hot tap

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.

£895,000



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