



All Island Property

Estate Agents . Valuers . Property Consultants

Common View, La Grande Rue, Vale.



- Semi- Detached Bungalow
- One/Two Bedrooms
- Beautifully Presented
- Enclosed Rear Garden
- TRP t.b.a.
- UPVC Conservatory/Lounge
- Economy 12 Heating
- Parking
- Sought After Location
- L.M. 581

This cavity built semi-detached 1 / 2 bedroom bungalow is presented in excellent order. The property is deceptively spacious and features two bedrooms, uPVC conservatory/lounge, beautiful enclosed rear garden and parking for one vehicle to the front. There is also the potential to convert the attic space, subject to the necessary permission. Excellent first time buyer property or those wanting to down size.

Comprises: - 2 bedrooms, bathroom, kitchen, inner hall, lounge/ conservatory, floored attic, garden shed.

£280,000

Sole Agent

All Island Property, Vale Road, St Sampsons, Guernsey, GY2 4BQ

Telephone: (01481) 249923 Facsimile: (01481) 248153

website: www.allislandproperty.com email: sales@allislandproperty.com

Directors: Terry Clancy 07781 411430 Robert Flouquet 07781 436285 Brendan Slattery MNAEA 07781 121666

Accommodation



CONSERVATORY/LOUNGE:

12' x 9'8 A beautiful room, used as a lounge. Built off low level block walls, fully glazed roof with clear glass. Tilt and turn windows to the elevation. Pair of French doors as access to the rear garden. Laminated wood flooring. Feature arched opening with a view through to the kitchen. Opening to.....

INNER HALL:

3' x 7' All doors leading to.....



BATHROOM:

6' x 7' Comprising of a three-piece suite, including a low-level w.c, pedestal sink and Jacuzzi bath with Mira thermostatic shower control over. Glazed shower door. Ceramic tiling to all walls. Obscured window to side.

KITCHEN:

9' x 8' Fully fitted kitchen comprising of a combination of wall and base units in oak, with marble effect work surfaces. Appliances include an electric integrated oven with hob unit above and extractor over. Space and plumbing for washing machine, integrated fridge. Single drainer stainless steel sink unit with mixer tap. Ceramic tiles to all areas between wall and base units. Access to floored attic above. Door as access to.....





BEDROOM 2:

15' x 9' One window with a view to the front.

BEDROOM 1:

9'10 X 15'8 A lovely bright and spacious room. Low level corner cupboard, housing electric's. Two windows, one with a view to the side and one with a view to the front.



OUTSIDE:

Front: Tarmac drive with parking for one vehicle. Various trees and shrubs to one side with path access down side of property to rear garden.



Rear: South east facing, fully enclosed by low level granite wall to one side and fencing to the other side and rear. Newly laid lawn to one side with various shrubs and mature trees. Gravel area to other, with paved path leading to the timber garden shed, with electric and telephone supply. Access to conservatory.

SERVICES:

Mains electricity, water, economy 12 heating and main drain.

VIEWING:

Strictly through ourselves All Island Property the Vendors Agents.

POSSESSION: By arrangement.

INCLUDED IN SALE: Carpets, curtains and light fittings.

Perry's Guide 6D5

Please Note: Whilst care is taken in setting out these details we do not guarantee their accuracy nor do they form a contract or part thereof.