



ST. SAVIOUR
2 BEDROOM HOUSE
ASKING PRICE £755,000 FREEHOLD

DESCRIPTION

This charming two-bedroom, cottage-style home offers a perfect blend of modern comfort and character, complete with a stunning, south-facing garden. Fully refurbished in 2014, including roof, internal structures, and plumbing, this property is move-in ready and impeccably maintained. Step inside to find a spacious, open-plan living and dining area, where large glass doors flood the space with natural light. There is a separate fully equipped modern kitchen and a convenient downstairs WC which doubles as a utility room with a washer and dryer. Upstairs, you'll discover two generously sized double bedrooms, each with bespoke fitted wardrobes and both with their own en-suite bathroom, adding a touch of luxury and privacy. The garden is a true sanctuary, featuring a Victorian-style veranda and a garden chalet fitted with electricity and lighting. Perfect for relaxation, it also includes a two-person hot tub. With parking for three cars plus ample visitor spaces, this property offers both convenience and style. Located on a quiet lane yet close to St. Helier and Five Oaks, you'll enjoy proximity to excellent schools, shops, and pubs. Ideal for those looking to downsize or step up the property ladder, this chain-free lovely home combines tranquil surroundings with easy access to local amenities. Don't miss the chance to make this beautiful cottage style home your own!

DETAILS

Entrance Hall

Tiled flooring
Storage cupboard
Understairs storage

Cloakroom/ Utility

Tiled flooring
W.C. and wash hand basin
Wash and dryer (included)

Living/ Dining Room

Engineered Oak flooring
Access to sunny garden

Kitchen

Tiled flooring
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, electric oven, dishwasher, fridge/freezer
Tiled splashbacks

First Floor Landing

Fitted Carpet

Bedroom

Amtico flooring
Fitted wardrobes and dressing suite
Eaves storage

En Suite

Fully tiled
W.C.

Wash hand basin
Bath with shower mixer

Bedroom

Amtico flooring
Fitted wardrobes
Eaves storage

En Suite

Fully tiled
W.C.
Wash hand basin
Stand alone shower

Loft

Large loft space
Boarded and Insulated

Garden

South facing
Enclosed
Victorian style veranda
Electric lighting provided in the garden
Garden chalet fitted with electricity and lighting
Two person hot tub

Services

All mains services excluding gas
Mains water
Electric underfloor heating

Parking

Parking available for three vehicles plus visitor parking

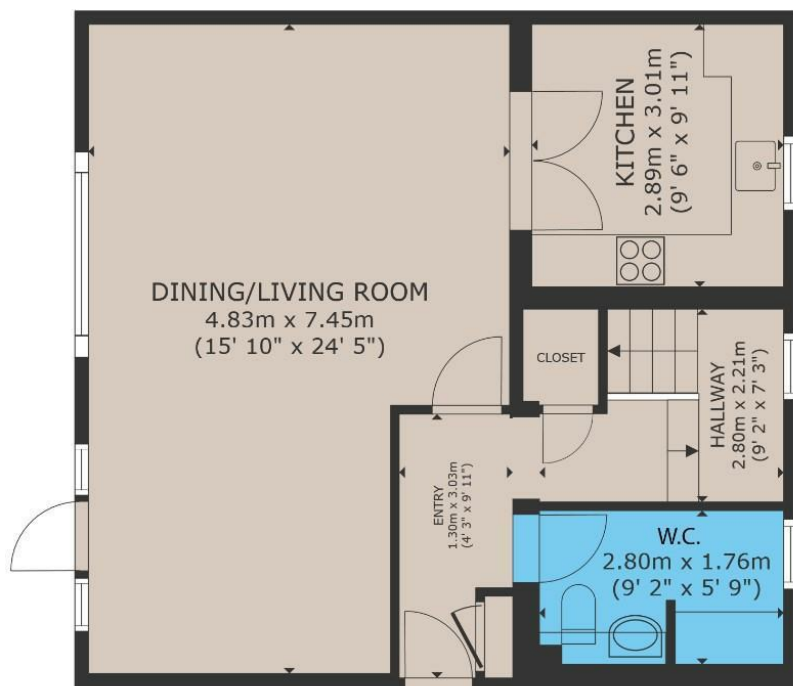
Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

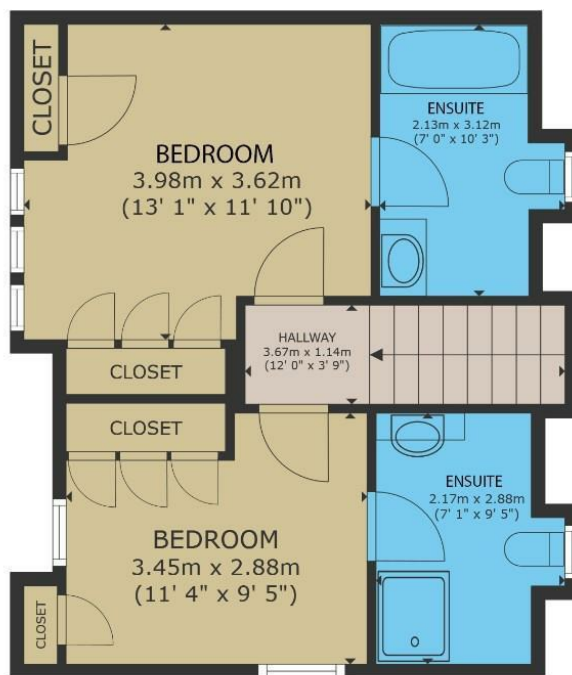
Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.





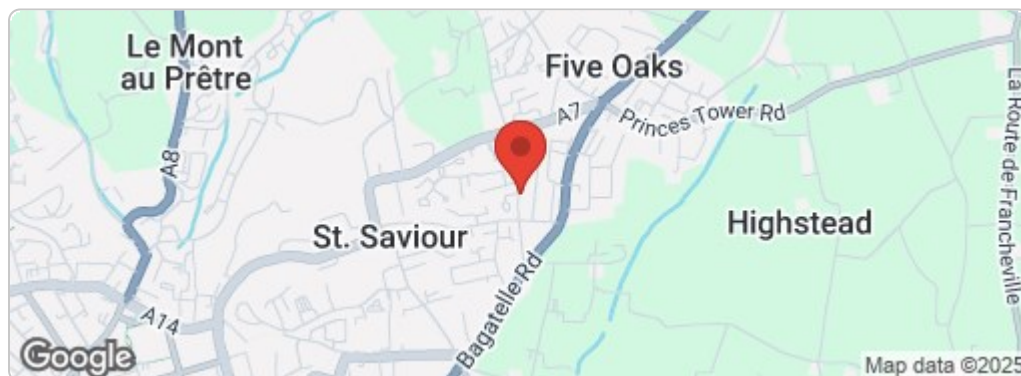
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 59.0 sq.m. (635 sq.ft.) FIRST FLOOR 42.3 sq.m. (455 sq.ft.)
TOTAL : 101.3 sq.m. (1,090 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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