



ST. HELIER
3 BEDROOM HOUSE
ASKING PRICE £784,950 FREEHOLD

DESCRIPTION

Three bedroom house in St Helier. This fabulous family home is presented to the market in impeccable condition throughout, having been meticulously well maintained by the current owners. The convenient location of First Tower will appeal to many, being on the best bus route in the island, close to supermarkets, the beach, the parks and numerous other amenities including the local bars, the location does not get better than this. For the more energetic, a short cycle or brisk walk will take you to town to the east or to St Aubin to the west. The property briefly comprises a welcoming entrance hall, lounge / diner, a fully equipped kitchen and cloakroom, the first floor provides three double bedrooms with one en suite and house bathroom. The west facing garden is low maintenance with patio and established lawn. Parking is provided for one car plus single garage and visitor parking. Le Rossignol Estates are delighted to be appointed sole selling agents and look forward to your call.

DETAILS

Entrance Hall

Amtico flooring
Under stairs storage

Kitchen

Tiled flooring
Range of eye and base level units with integrated appliances to include 4 ring ceramic hob, extractor fan, electric oven
Space and plumbing for dishwasher and washing machine
Space for fridge freezer

Lounge Diner

Amtico flooring
Glazed doors to conservatory
Space for dining table

Conservatory

Amtico flooring
Glazed door to garden

Cloakroom

Anticoagulant flooring
W.C.
Wash hand basin

First Floor Landing

Fitted carpet
Access to loft

Bedroom

Fitted carpet

Bedroom

Fitted carpet
Built in wardrobes

Bedroom

Fitted carpet

En Suite

Fully tiled
W.C.
Wash hand basin
Shower

Garden

West facing patio garden with established lawn and trees

Single Garage

Single garage

Parking

Parking for 1 plus single garage
Visitor parking

Services

All mains services gas central heating
Service charge £20pcm (awaiting for vendor to confirm detail)

Jersey Housing Qualifications

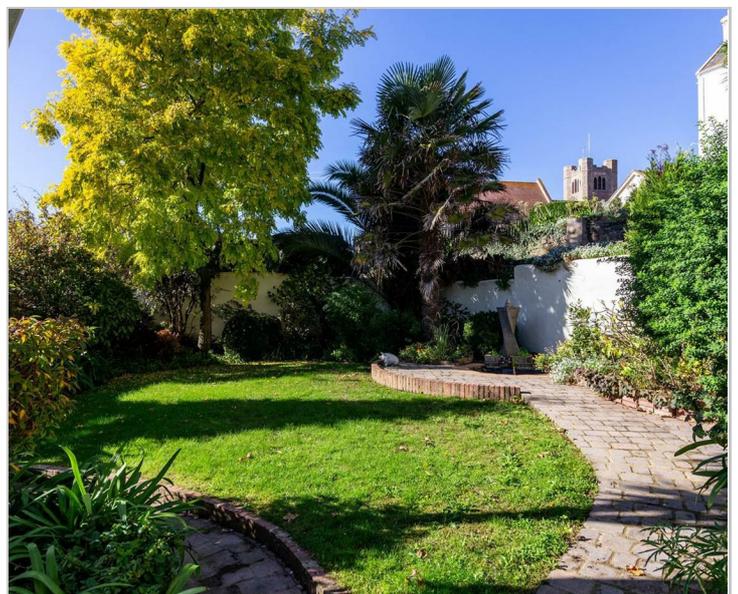
This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

Where personal service flies high



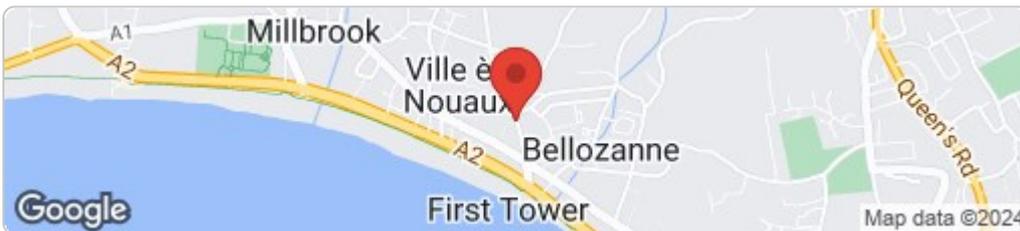
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This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



Where personal service flies high



GROSS INTERNAL AREA
FLOOR 1: 660 sq. ft, 61 m², FLOOR 2: 501 sq. ft, 47 m²
TOTAL: 1162 sq. ft, 108 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.