

# 8 BRACKEN

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,296**

SQ FT

**3.4%**

YIELD

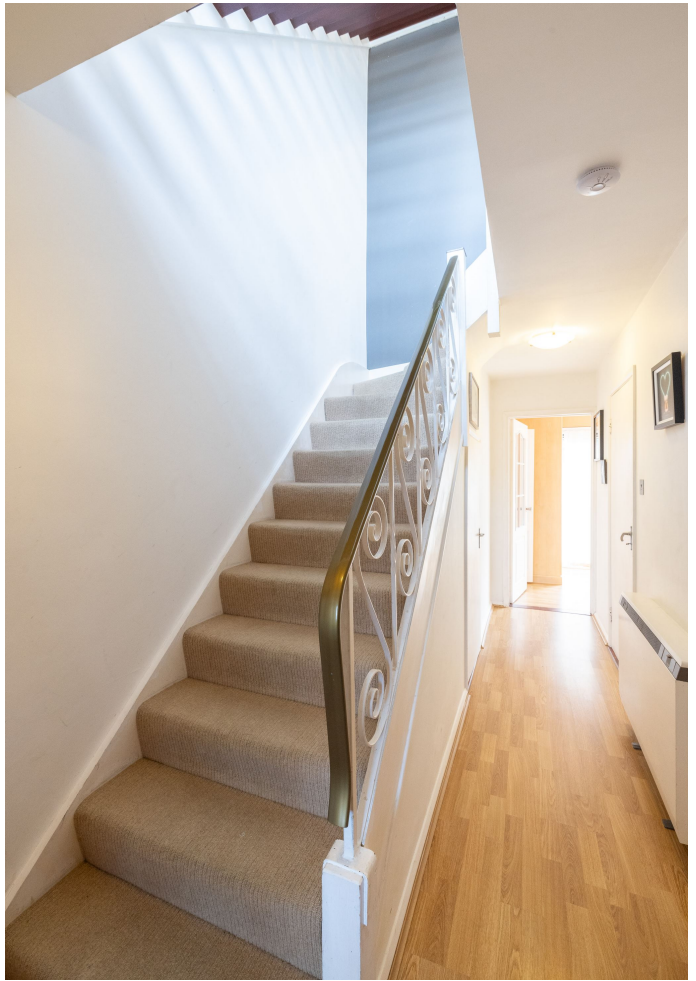
**£748,000 ST. BRELADE**

This terrific three-bedroom family home is situated in a popular area of St. Brelade and only a short walk to local shops and amenities. The property boasts light, spacious and well-balanced accommodation over three floors including a ground-floor bedroom en-suite and integrated single garage. The first floor offers a sitting/dining room and kitchen. Lastly, the top floor has two double bedrooms and a house bathroom. There is a large loft space which is perfect for extra storage. Externally, there is a good-sized, rear garden (laid to lawn). The property also boasts driveway parking for three vehicles. Near to local schools and offering the chance to purchase in the La Moye and Les Quennevais catchment area. We would recommend viewing this property early to avoid disappointment. Call us today to arrange a viewing on 01534 717100.



**LIVINGROOM**

The Channel Island Estate Agent









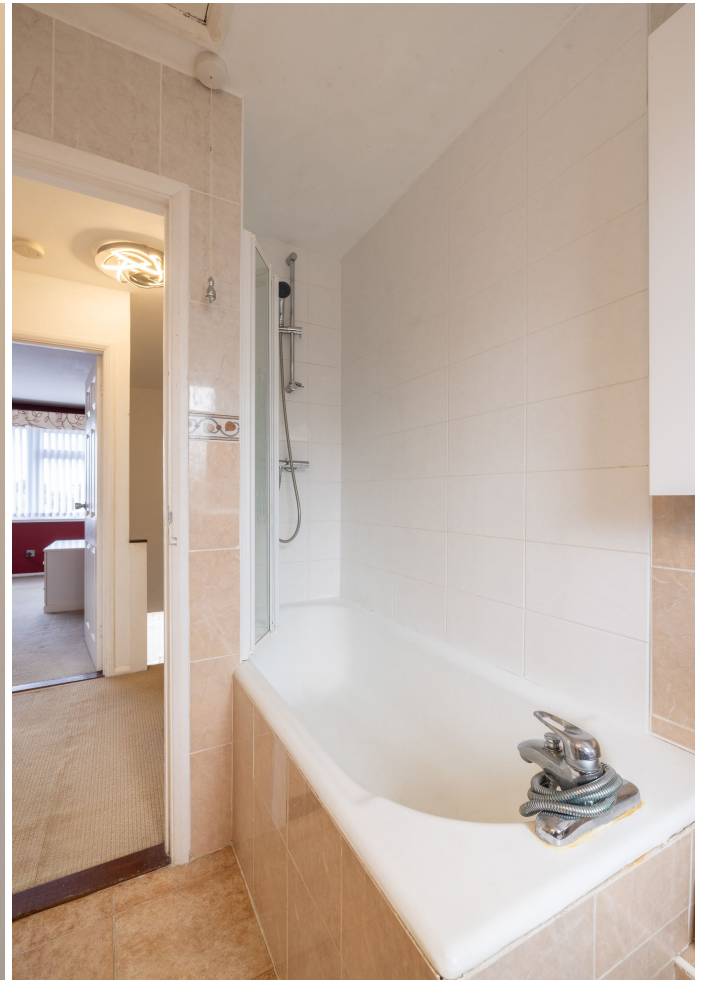








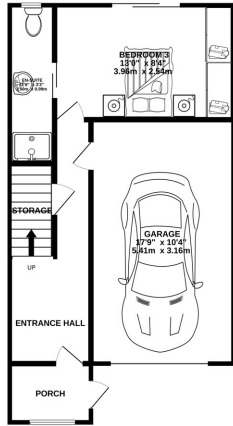




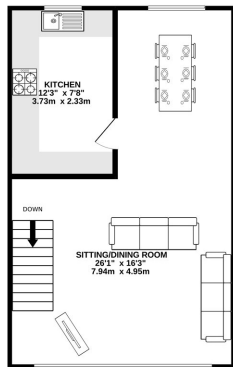




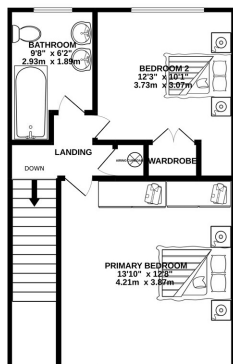
GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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.  
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**GROUND FLOOR**

Porch	5'11 x 4'3
Entrance Hall	5'11 x 17'9
Garage	10'4 x 17'9
Storage	3'3 x 6'9
Bedroom 3	13'0 x 8'4
En-suite	3'3 x 11'6

**FIRST FLOOR**

Sitting/Dining Room	16'3 x 26'1
Kitchen	7'8 x 12'3

**SECOND FLOOR**

Landing	7'8 x 4'9
Primary Bedroom	12'8 x 13'10
Bathroom	6'2 x 9'8
Bedroom 2	10'1 x 12'3

**KEY FACTS**

Situated in the heart of St. Brelade  
 A family home to put your own stamp onto  
 Secure garden to the rear  
 Parking for three vehicles on the front drive  
 Integrated single garage  
 Ground floor ideal for teenagers bedroom space  
 Short walk to Les Quennevais precinct and other amenities  
 Minutes from the railway walk  
 Available immediately

**SERVICES**

Mains drains and water

**HEATING**

Electric heating throughout

**TENURE**

Freehold

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

La Moye  
 Les Quennevais

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.

**£748,000**



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