

3 GOREY VILLAS



4

BEDROOMS

3

BATHROOMS

1,667

SQ FT

3.8%

YIELD

POA GROUVILLE

Gorey Villas is a spacious mid-late 19th-century home situated in the highly sought-after location of Gorey Village. The property is presented in good condition and is currently vacant. The ground floor comprises an entrance hall, sitting room, eat-in kitchen, sunroom, and shower room. The basement level has a utility room, storage and reception space and a cloakroom. The first floor offers two double bedrooms, including the primary with en suite and the house bathroom. The second floor provides two attic bedrooms. Externally, there is parking to the front of the property for two vehicles and a garden/patio area. Walk to the beach, great restaurants and on a good bus route. Internal viewing is highly recommended to fully appreciate the potential this wonderful home offers. For more information or to arrange a viewing please call us on 01534 717100.



LIVINGROOM

The Channel Island Estate Agent











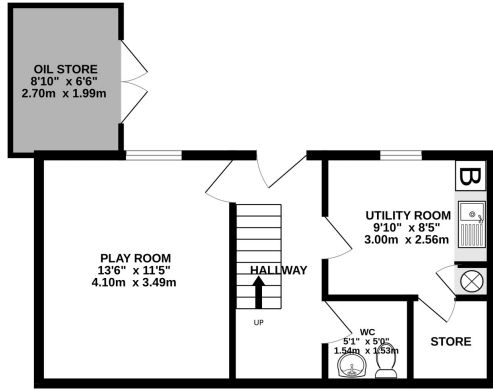




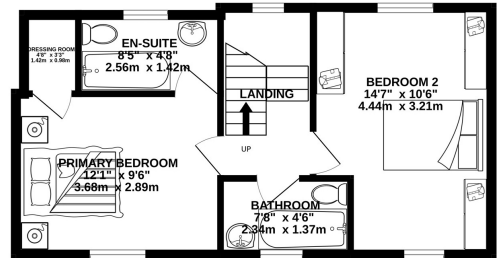




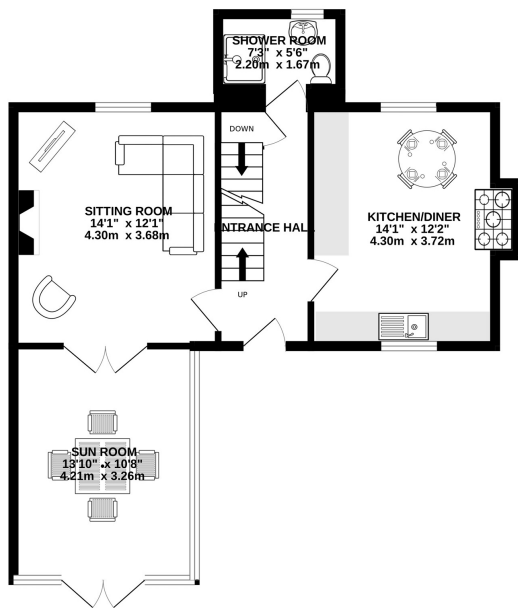
BASEMENT
360 sq.ft. (33.5 sq.m.) approx.



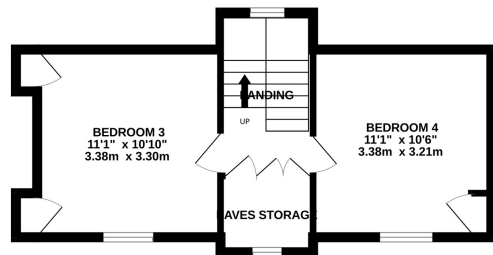
1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.8 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.

BASEMENT

| | |
|--------------|-------------|
| Hallway | 5'6 x 13'6 |
| WC | 5'0 x 5'1 |
| Play Room | 11'5 x 13'6 |
| Utility Room | 9'10 x 8'5 |
| Store | 4'10 x 5'1 |
| Oil Store | 6'6 x 8'10 |

GROUND FLOOR

| | |
|---------------|--------------|
| Entance Hall | 5'6 x 14'1 |
| Kitchen/Diner | 12'2 x 14'1 |
| Sitting Room | 12'1 x 14'1 |
| Sun Room | 10'8 x 13'10 |
| Shower Room | 7'3 x 5'6 |

FIRST FLOOR

| | |
|-----------------|-------------|
| Landing | 5'6 x 10'1 |
| Primary Bedroom | 12'1 x 9'6 |
| En-suite | 8'5 x 4'8 |
| Dressing Room | 3'3 x 4'8 |
| Bedroom Two | 10'6 x 14'7 |
| Bathroom | 7'8 x 4'6 |

SECOND FLOOR

| | |
|---------------|--------------|
| Landing | 5'6 x 9'8 |
| Bedroom Three | 10'10 x 11'1 |
| Bedroom Four | 10'6 x 11'1 |
| Eaves Storage | 5'6 x 4'6 |

KEY FACTS

Four bedrooms, three bathrooms, three reception rooms
 Accommodation over four floors
 Parking for two vehicles
 Low maintenance patio garden
 Located in the heart of Gorey Village
 Great bus route and village shops
 Property is vacant and no chain attached
 Walk to the beach
 Motivated vendor

SERVICES

Mains drains and water

HEATING

Oil fired central heating with radiators

POTENTIAL RENTAL INCOME

£2,750 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Grouville
 Le Rocquier

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.

POA



LIVINGROOM
 The Channel Island Estate Agent