

LA CHAUMINE DES LAURIERS

SOLE AGENT



2

BEDROOMS

1

BATHROOM

1,231

SQ FT

0.1

ACRES

POA TRINITY

Freehold; Nestled quietly in the countryside of Trinity, you will find this charming end-of-terrace residence with a stunning granite façade, just a short drive from the town centre. On the ground level, this picturesque cottage features a cloakroom, a well-appointed kitchen, a cosy sitting/dining room complete with a multi-fuel stove, a sunroom, and convenient access to the garden. Upstairs, the property boasts two spacious double bedrooms and a stylish house bathroom. The property has the added benefit of potentially expanding and creating a bedroom en-suite in the loft space (STP). Additionally, the residence offers the added convenience of a low-maintenance private garden at the back, along with ample parking space for three vehicles plus a single garage (with vaulted roof space and eave storage). Notably, the garden shed is equipped with electric amenities. For more details or to schedule a viewing, please don't hesitate to contact us on 01534 717100 or email...



LIVINGROOM

The Channel Island Estate Agent













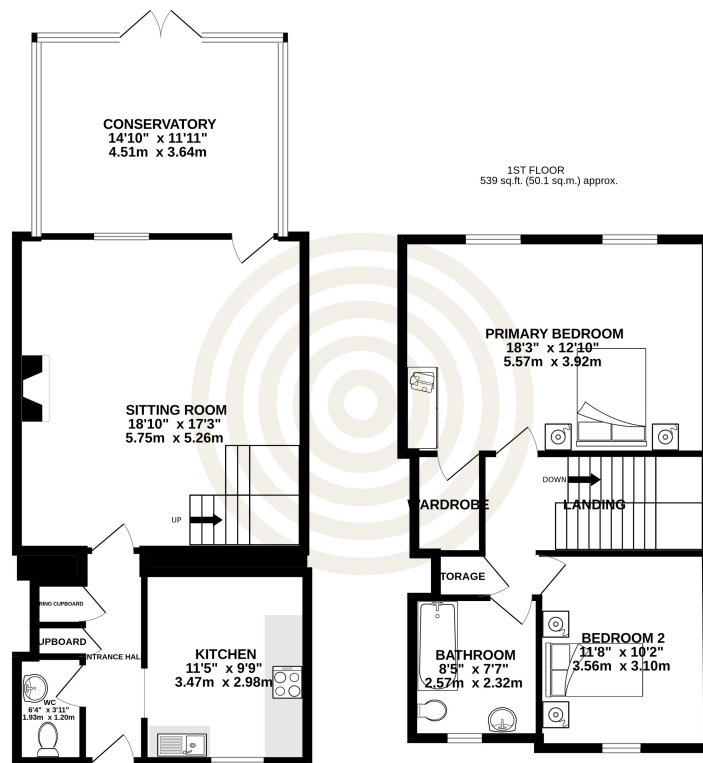








GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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

GROUND FLOOR

Kitchen	11'5 x 9'9
WC	6'4 x 3'11
Sitting Room	18'10 x 17'3
Conservatory	14'10 x 11'11

FIRST FLOOR

Primary Bedroom	18'3 x 12'10
Bedroom 2	11'8 x 10'2
Bathroom	8'5 x 7'7

KEY FACTS

Granite two bed cottage in countryside location
 End-of-terrace residence with an attractive granite façade
 Short drive to the town center
 Low-maintenance private garden at the rear
 Parking for three vehicles plus garage
 Single garage that has vaulted roof space with eaves storage
 Ideal for downsizing or first home
 Expansion into roof space is a possibility (STP)

Available immediately

SERVICES

Mains drains and water

HEATING

Bottled gas central heating and solid fuel burning stove

PARKING

2 spaces for small/medium cars (past the garages) on left hand side
 1 space on the entrance drive on left hand side new gravel area
 1 x visitor parking on the paved area outside the front door (for occasional visitor parking)
 Single garage

TENURE

Freehold

ADDITIONAL INFORMATION

(subject to planning approval) there is space to create another en-suite bedroom in the loft space.
 The property has recently replaced windows and a new roof

INCLUSIONS

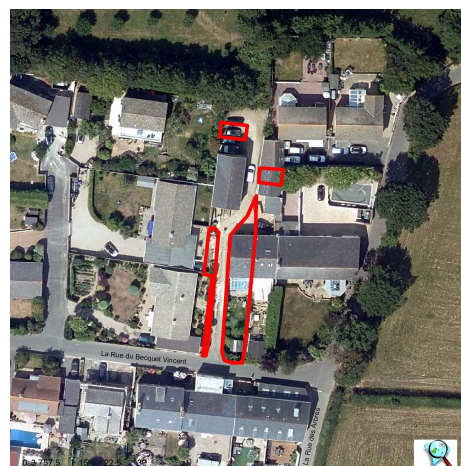
As per inventory

SCHOOL CATCHMENT

Trinity
 Grainville

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



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