

# 2 EDNOR VILLAS

SOLE AGENT



**3**

BEDROOMS

**1**

BATHROOM

**690**

SQ FT

**4.1%**

YIELD

£615,000 ST. CLEMENT

A smart, semi-detached house - just steps from both town and the beach. 2 Ednor Villas offers a perfect blend of convenience and comfort. Ground floor accommodation comprises welcoming entrance hall, cosy sitting room, modern kitchen/dining room, utility room and cloakroom. The first floor comprises two double bedrooms and one single bedroom together with a stylish bathroom. A perfect opportunity to purchase a central house for apartment money, without the burden of service charges and complications of communal living. Internal viewing essential.



**LIVINGROOM**

The Channel Island Estate Agent







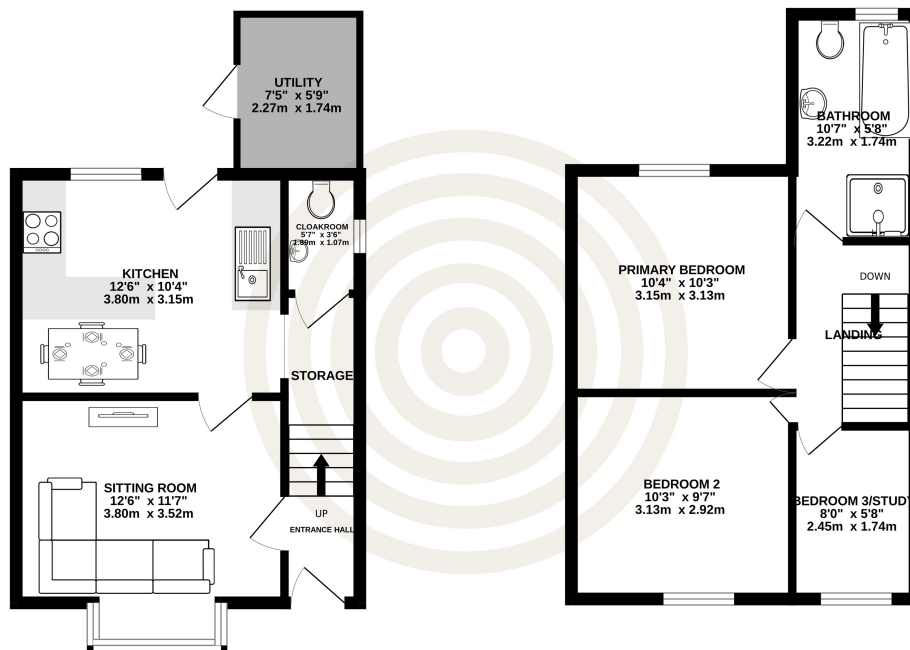






GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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.

**GROUND FLOOR**

<b>Entrance Hall</b>	6'10 x 3'6
<b>Sitting Room</b>	12'6 x 11'7
<b>Kitchen</b>	12'6 x 10'4
<b>Storage</b>	
<b>Cloakroom</b>	5'7 x 3'6
<b>Utility Room</b>	5'4 x 5'0

**FIRST FLOOR**

<b>Primary Bedroom</b>	10'4 x 9'4
<b>Bathroom</b>	10'7 x 5'8
<b>Bedroom 2</b>	9'7 x 9'4
<b>Bedroom 3/Study</b>	8'0 x 5'8

**KEY FACTS**

Semi-detached family home in St. Clement  
Stones throw from beach  
Good connectivity - situated on a popular bus route  
Lovely secure garden to the rear  
Allocated parking for 1 vehicle  
Walk-in condition

**SERVICES**

Mains drains and water

**HEATING**

Electric heating throughout

**PARKING**

Allocated parking for 1 vehicle

**TENURE**

Freehold

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Plat Douet  
Le Rocquier

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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.

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**£615,000**



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