

2 EDNOR VILLAS

SOLE AGENT



3

BEDROOMS

1

BATHROOM

690

SQ FT

4.1%

YIELD

POA 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







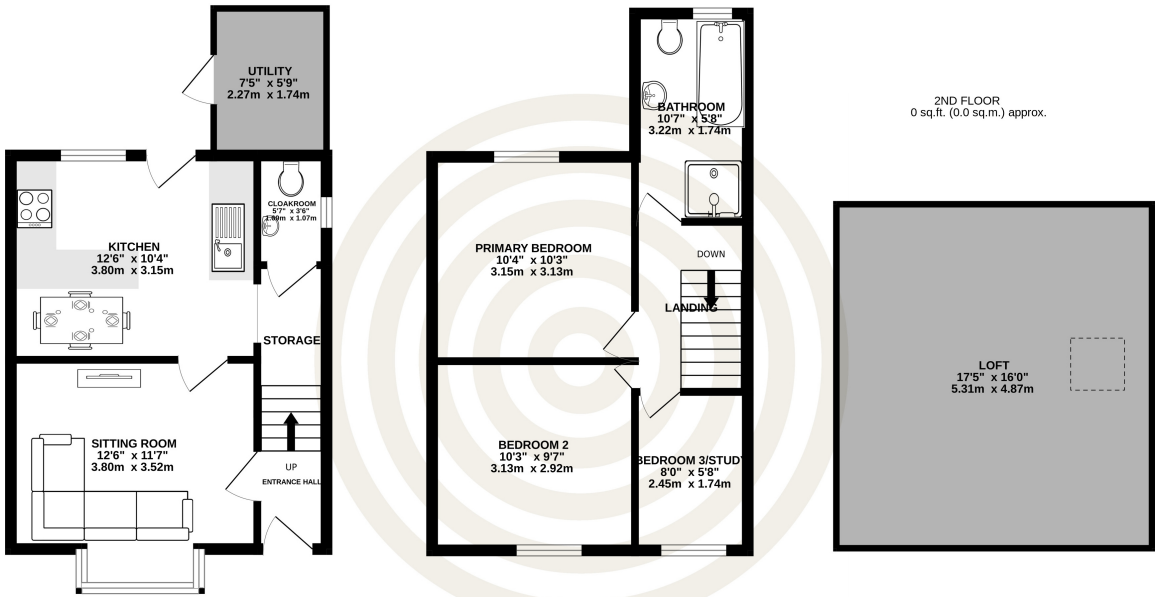






GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

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

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

FIRST FLOOR

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

SECOND FLOOR

Loft	16'0 x 17'5
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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
External Utility Room
Boarded Loft Space

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

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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