

INGLETON

SOLE AGENT



2

BEDROOMS

1

BATHROOM

1,044

SQ FT

0.1

ACRES

£870,000 ST. BRELADE

Livingroom is delighted to offer this detached family home situated in St. Brelade, tucked away on a private road. The bungalow boasts a welcoming entrance hall, flowing into the sitting room, two double bedrooms, a house bathroom and the kitchen with a separate dining room, overlooking green land, where Jersey cows can often be seen! Externally, there is a large patio area to the back of the property and to the front you will find a small lawned garden, a single garage and ample parking. The perfect property to come and put your stamp on it located in a highly sought-after location and is within walking distance of Les Quennevis School and all local amenities. Planning application reference P/2018/0321 (gov.je) to raise the roof and add two double bedrooms and a bathroom. For more information or to arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent





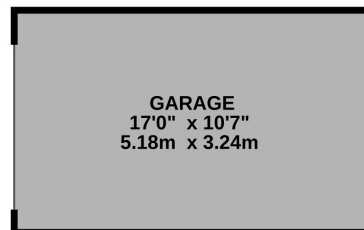
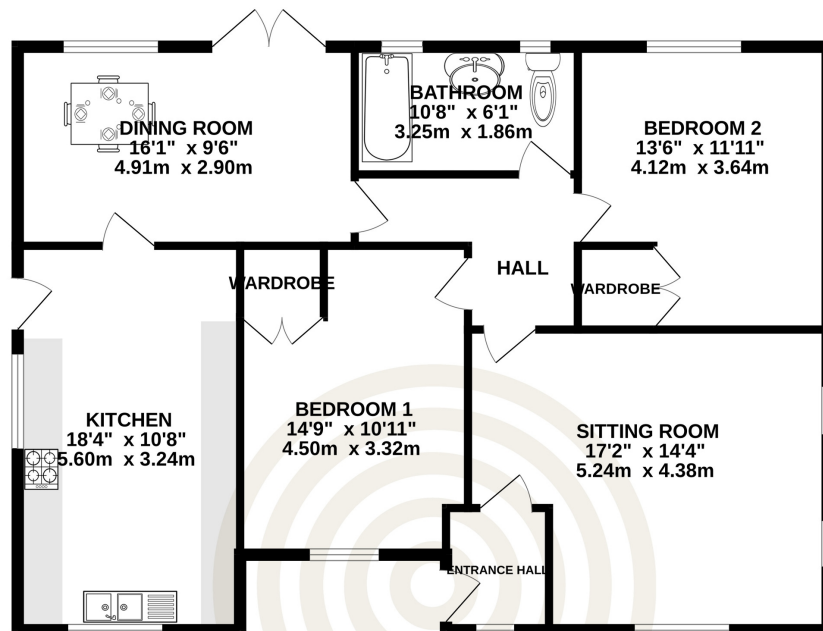








GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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	
Sitting Room	17'2 x 14'4
Hall	
Bedroom 1	14'9 x 10'11
Bathroom	10'8 x 6'1
Bedroom 2	13'6 x 11'11
Dining Room	16'1 x 9'6
Kitchen	18'4 x 10'8

KEY FACTS

Single garage and parking for 8 vehicles
Two bedrooms, one bathroom
Planning permission approved
Highly sought after location
Available immediately
Detached bungalow

SERVICES

Mains water
Mains drains

HEATING

Oil fired central heating
Radiators throughout

PARKING

Single Garage
Parking for 8 vehicles

PLANNING APPLICATION

Reference P/2018/0321 (gov.je)
To raise the roof and add two double bedrooms and a bathroom
Planning has now expired

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Mont Nicolle
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.

£870,000



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