

# Shalom

5 Les Petites Maisons - Les Grandes Maisons Road - St Sampson

Price £489,000



REF: 2465

TRP: 68

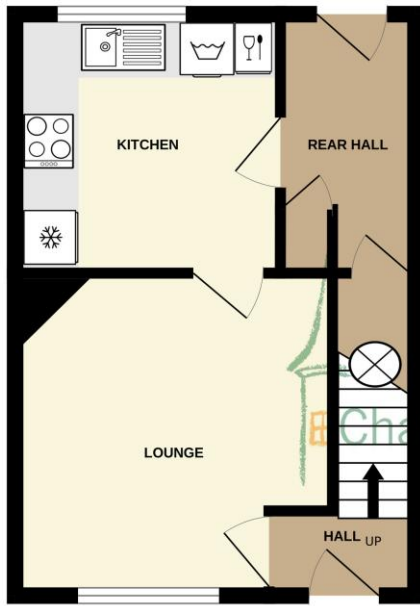


- 2 bedroom terraced house.
- Situated within walking distance to The Bridge.
- Ground floor - Kitchen & lounge/diner.
- First floor - 2 bedrooms & bathroom.
- Fully enclosed rear garden.
- Perry`s Guide - Page 11 E4.









GROUND FLOOR



1ST FLOOR

Chateaux estate agency

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.  
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Chateaux Estate Agency is pleased to offer as sole agents "Shalom" a two bedroom, terraced house that is ideally situated along Les Grandes Maisons Road and is within walking distance of Delancey Park and The Bridge and all its amenities. Set over two floors the property offers comfortable living in a convenient location and is presented in 'move in' condition. On the ground floor is a lounge/diner with working fireplace with a door to the fully fitted kitchen. The first floor offers two bedrooms and a bathroom fitted with a 3 piece suite. Externally the property boasts an attractive fully enclosed rear garden with patio and lawn areas. Allocated parking for one car and two visitor spaces. Internal viewing is highly recommended, call Chateaux on 244544.

**ENTRANCE HALL 1.56m (5'1") x 0.95m (3'1")**

Half glazed uPVC door to front into entrance hall. Smoke alarm, coat rack and staircase to first floor.

**LOUNGE 3.5m (11'6") x 3.46m (11'4") Max**

Cosy lounge with working fireplace, large window to front, night storage heater and door to kitchen.

**KITCHEN 2.81m (9'3") x 2.77m (9'1")**

Fitted with a range of wall and base units in gloss white with oak effect worktop over. Appliances include, Zanussi oven & ceramic hob, Hotpoint freestanding fridge/freezer, washing machine and slimline dishwasher. Large window to rear, Door to rear hall.

**REAR HALL 2.81m (9'3") x 1.57m (5'2")**

Cupboard housing electrics, door to understairs cupboard housing hot water cylinder and half glazed door to rear.

**LANDING 2m (6'7") x 1.3m (4'3")**

Doors off to bathroom, Bedrooms 1 & 2 together with hatch to loft.

**BEDROOM 1 4.47m (14'8") Max x 3m (9'10")**

Double bedroom with 2 windows to front and night storage heater.

**BEDROOM 2 3.33m (10'11") x 2.34m (7'8")**

Single bedroom with window to rear and night storage heater.

**BATHROOM 2m (6'7") x 1.9m (6'3")**

Fitted with 3 piece suite in white comprising bath with electric shower over, wash hand basin & WC. Heated towel rail and window to rear.

**EXTERNAL**

**FRONT**

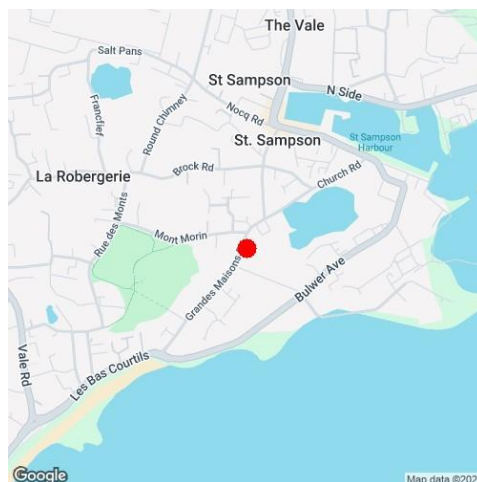
Communal path leads to gravel path and garden with small border.

**REAR**

Laid to patio and grass with gravel path to rear gate which in turn leads to the parking space. Wooden shed.

**SIDE**

Private driveway leading to communal parking area with allocated space for one car together with two visitor spaces for the site. Path to rear garden.



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Zanussi oven & ceramic hob, Hotpoint freestanding fridge/freezer, washing machine and slimline dishwasher.

**WHAT3WORDS:** steroids.brings.enigma

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.