



2, Grange Place

Le Hurel Road, Vale, GY3 5AF

£649,000

LOCAL MARKET

JOINT AGENT

This super semi detached home, dating back from 1849, is positioned on a lovely quiet lane just moments from L'Ancrese Common.

The property is neutrally decorated throughout and offers light and spacious accommodation incorporating a kitchen, utility, lounge diner, three bedrooms (one en-suite), family bathroom and study.

There is a courtyard garden and parking for 2-3 vehicles. A great family home in a quiet location.

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Semi detached home
- 3 bedrooms plus study
- Parking for 2-3
- Low maintenance courtyard garden
- Quiet L'Ancrese lane

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GUERNSEY'S ESTATE AGENT

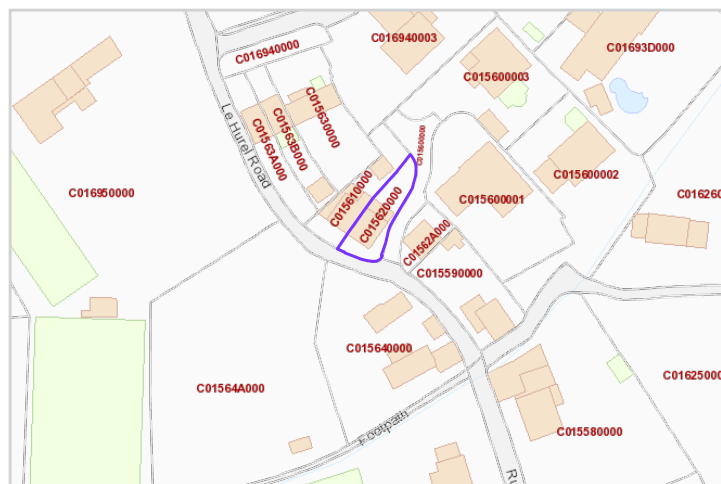








Floorplan



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GROUND FLOOR

Entrance hall

19'1 x 5'4 (5.8m x 1.6m)

Lounge/diner

22' x 12'6 (6.7m x 3.8m)

Kitchen

10'6 x 7'10 (3.2m x 2.4m)

APPLIANCES

- Whirlpool hob
- Extractor fan
- Beko oven
- Beko dishwasher
- Teknix fridge/freezer

Utility

12'4 x 7'10 (3.8m x 2.4m)

FIRST FLOOR

Landing

Bathroom

7'10 x 7'9 (2.4m x 2.4m)

Bedroom 2

12'3 x 10'1 (3.7m x 3.1m)

Bedroom 1

14'5 x 11'7 (4.4m x 3.6m)

En-suite

11'7 x 3'10 (3.6m x 1.2m)

SECOND FLOOR

Landing

Bedroom 3

14'6 x 10'4 (4.5m x 3.2m)

Study

7'7 x 6'10 (2.3m x 2.1m)

EXTERIOR

The property is approached off the lane onto a tarmac shared drive way which leads to the gravelled parking area which provides space for 2-3 vehicles. There is a further area laid to gravel which could be used as a seating area.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, gas bottle central heating, uPVC double glazing.

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