

**SOLE
AGENT**

Claremont

La Colline De Bas Courtil | St Saviour | GY7 9YQ

This mid-terrace family home is presented to the market in excellent condition and offers good sized rooms and generous social space. Claremont is located in a quiet area of a popular clos in St Saviours which is in walking distance to a couple of popular restaurants and bars. The accommodation is set over three floors and comprises open plan lounge/diner, kitchen, three bedrooms, a bathroom and a shower room. To the rear of the property is a low maintenance decked area which gives gated access to the two allocated parking spaces.

£615,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

**Shields
& Rutland**

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4' 6" x 3' 7" (1.36m x 1.08m)

Lounge

15' 9" x 12' 8" (4.80m x 3.85m)

Dining Room

9' 1" x 8' 8" (2.76m x 2.64m)

Kitchen

9' x 6' 10" (2.74m x 2.08m)

First Floor Landing

16' 7" x 6' 3" (5.06m x 1.90m)

Bedroom 2

12' 4" x 12' 10" (3.77m x 3.90m)

Bedroom 3

12' 5" x 9' 3" (3.78m x 2.82m)

Bathroom

8' x 5' 4" (2.44m x 1.62m)

Second Floor Landing

3' 5" x 2' 11" (1.04m x 0.90m)

Bedroom 1

13' x 12' 7" (3.95m x 3.83m)

Ensuite

6' 2" x 5' 2" (1.87m x 1.58m)

Garden

To the rear of the property is a low maintenance decked area which gives gated access to the parking spaces.

Parking

There are two allocated parking spaces which are in tandem at the rear of the property.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Working fire place
- uPVC double glazing
- Low maintenance
- Popular location

SERVICES

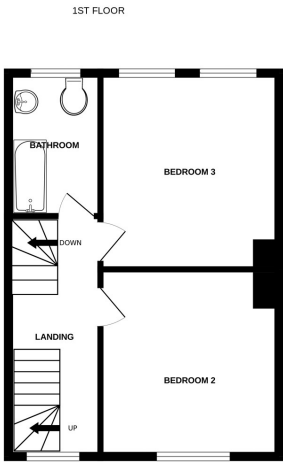
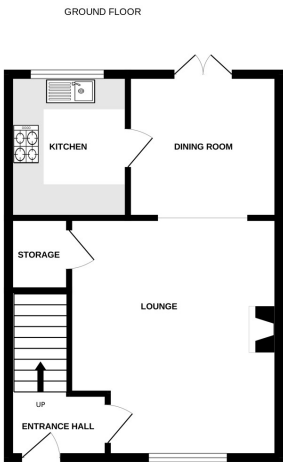
Mains drain, water and electricity.
Oil fired central heating.

APPLIANCES INCLUDED

- Hotpoint freezer
- Hotpoint washing machine
- Hotpoint slimline dishwasher
- Hotpoint fridge
- Hotpoint double oven
- Hotpoint freezer

SCHOOL CATCHMENT

La Houquette Primary School
Les Beaucamps High School



CLAREMONT

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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