

SOLE
AGENT

Hawke's Nest

20 Les Banques | St Sampson | GY2 4BG

This mid-terrace home is presented to the market in move in condition and provides an impressive open-plan social space across the whole ground floor. Hawke's Nest is tucked away at the bottom of a quiet clos, conveniently located between both the Town and The Bridge. Accommodation comprises large lounge, kitchen/diner, double bedroom, two single bedrooms and a bathroom. The property has low-maintenance gardens to the front and back with the rear garden overlooking the neighbouring field. There is parking for two cars and visitor parking on the clos.

£547,500

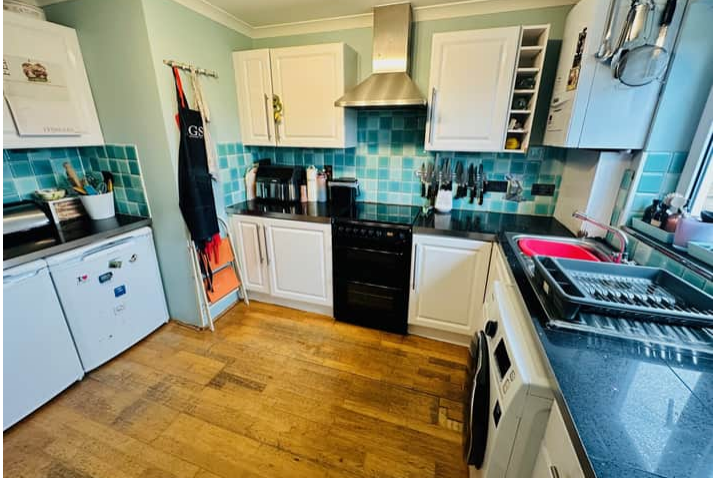
3 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

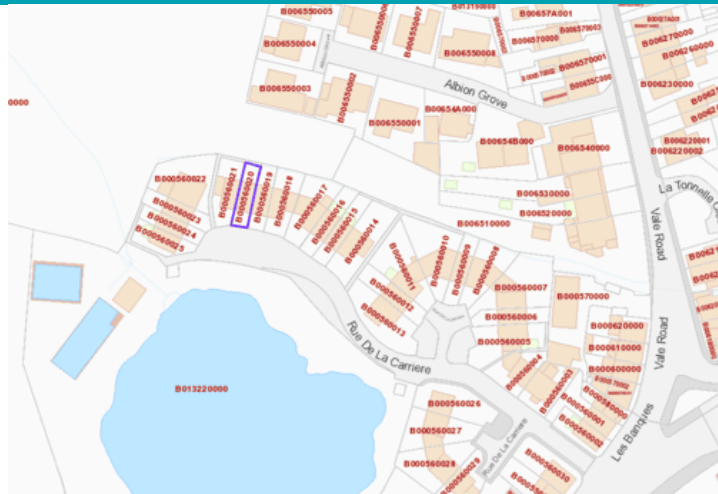
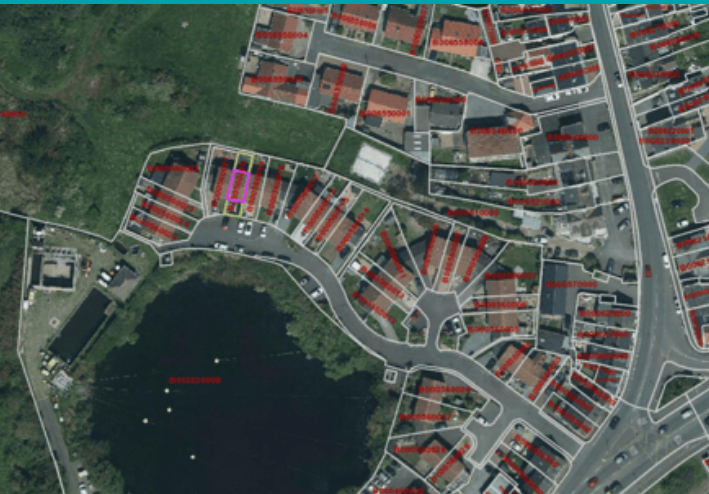
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge

4.73m x 4.27m (15' 6" x 14' 0")

Kitchen/diner

4.72m x 3.56m (15' 6" x 11' 8")

First floor landing

1.93m x 2.49m (6' 4" x 8' 2")

Master Bedroom

4.72m x 2.66m (15' 6" x 8' 9")

Bedroom 2

3.54m x 2.66m (11' 7" x 8' 9")

Bedroom 3/Nursery

2.13m x 2.59m (7' 0" x 8' 6")

Bathroom

2.65m x 1.53m (8' 8" x 5' 0")

Garden

The property has low-maintenance gardens to the front and back with the rear garden overlooking the neighbouring field.

Parking

Each of the homes on the clos have a right to park two vehicles on the communal parking area.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Low maintenance garden
- Excellent social space
- Parking for two cars

SERVICES

Main drain, water and electricity.
Gas fired central heating.

APPLIANCES INCLUDED

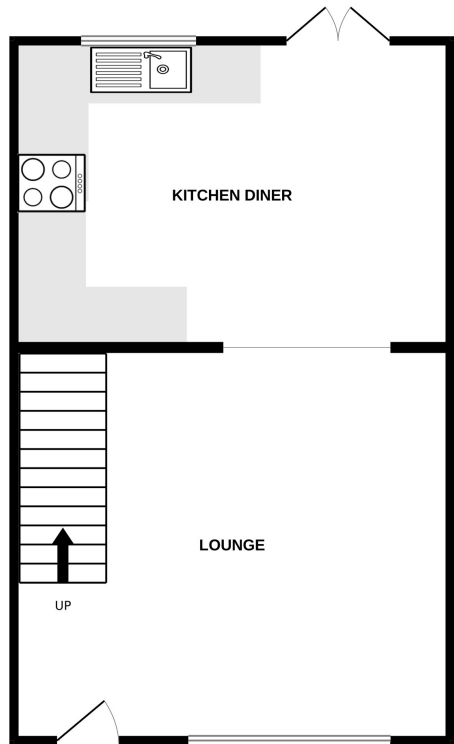
- Samsung washing machine
- Hop oven
- Hotpoint fridge
- Hotpoint Freezer
- Neff extractor fan

SCHOOL CATCHMENT

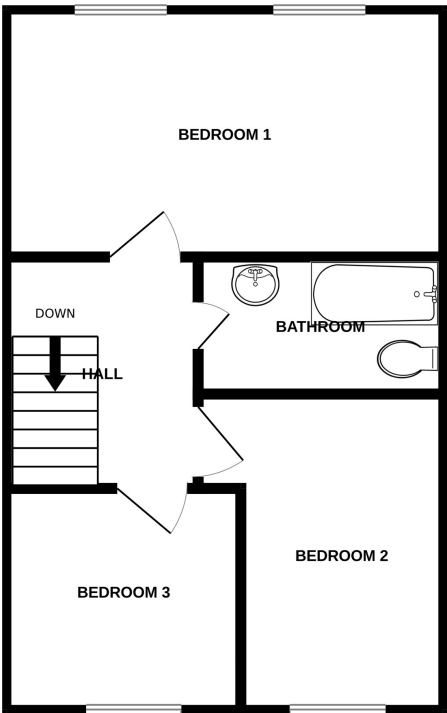
Vale Primary School

St Sampsons High School

GROUND FLOOR



1ST FLOOR



HAWKE'S NEST

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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