



SOLE
AGENT

Munda Wanga

Rue d'Aval, | vale | GY6 8LB

This detached bungalow is located in a highly desirable area, inland from Rouse and the popular amenities on the coast, while also being a short walk from the shops at L'islet. This family home is in move-in condition but would benefit from some upgrading. Owing to the property's position on the plot, there is huge potential to extend or develop if required. Accommodation comprises large lounge, kitchen/diner, three bedrooms, bathroom and a utility room. There is an attached garage which could easily be converted to provide an additional bedroom/reception room. There is ample side and rear gardens which are predominantly laid to lawn with mature borders and shrubs. The tarmac driveway provides parking for a number of vehicles.

£775,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

PHOTOS

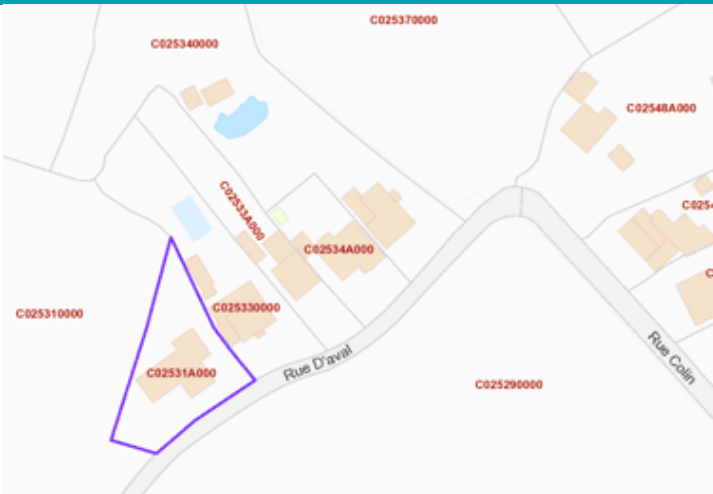


PHOTOS





SPECIFICATIONS



Entrance Hall

4.96m x 3.99m (16' 3" x 13' 1")

Lounge

5.48m x 4.25m (18' 0" x 13' 11")

Kitchen/Diner

4.24m x 3.62m (13' 11" x 11' 11")

Rear Hallway

2.413m x 3.247m (7' 11" x 10' 8")

Utility Room

2.42m x 2.92m (7' 11" x 9' 7")

Bedroom 1

5.42m x 3.03m (17' 9" x 9' 11")

Bedroom 2

4.23m x 3.03m (13' 11" x 9' 11")

Bedroom 3

3.02m x 2.66m (9' 11" x 8' 9")

Shower room

2.65m x 1.79m (8' 8" x 5' 10")

Garden

The property benefits from a wrap-around garden predominantly laid with grass, with mature borders and shrubs.

Garage

4.35m x 3.03m (14' 3" x 9' 11")

Parking

The tarmac drive provides parking for multiple vehicles.

PRICE INCLUDES

Curtains, carpets, and light fittings

SPECIAL FEATURES

- Quiet lane
- Desirable location
- Excellent potential
- Walking distance to the beach

SERVICES

Main water and electricity. Cesspit drainage. Oil fired central heating. uPVC double glazing.

APPLIANCES INCLUDED

Bosch double oven

Hotpoint fridge

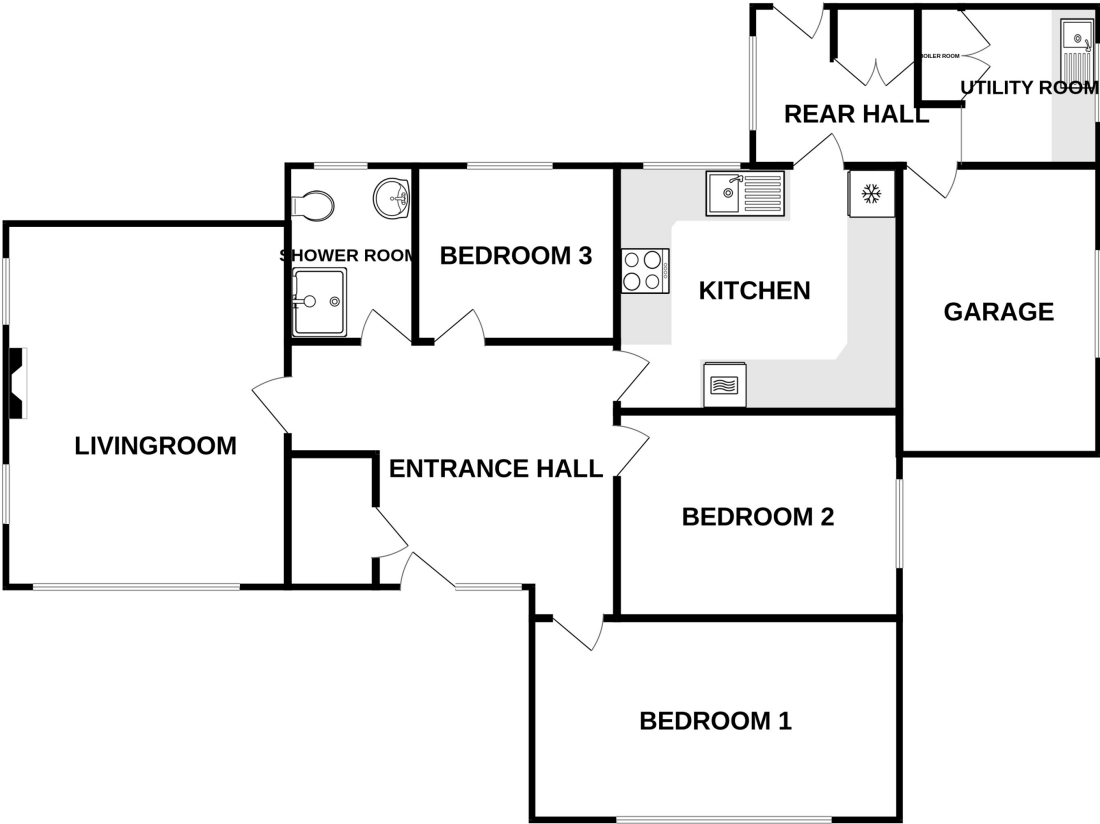
Hotpoint dishwasher

Neff Hob

Extractor fan

SCHOOL CATCHMENT

- Hautes Capells Primary School
- St Sampsons High School



MUNDA WANGA

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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