



# 1, La Rochelle Villas

Vale Road, St. Sampson's, Guernsey, GY2 4DN

 x3  x2 **PERRYS 10 D5 TRP 138**

- Newly built terraced home
- Three bedrooms and two bathrooms
- Open plan kitchen and living area
- Parking for two cars
- Enclosed garden to rear
- Equidistant to Bridge and Town shopping centres

**£695,000**

**LOCAL MARKET**

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## About 1, La Rochelle Villas

A brand new build, located equidistant between the Bridge and Town shopping centres. Offers three bedrooms serviced by two bathrooms on the upper two floors and an open plan kitchen / living area on the ground floor. Externally there is parking for two cars and an enclosed garden to rear. Developer to cover document duty.



### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

6'8" x 5'4" (2.03m x 1.63m)  
Stairs to first floor.

##### Open Plan Kitchen / Dining / Lounge

41'2" x 15'10" (12.55m x 4.83m)  
The kitchen area is fitted with a range of matt black wall and base units with stone work surface over incorporating a 1½ bowl ceramic Franke sink. The lounge area has a large rooflight and bi-fold doors leading to the garden.

##### Utility Cupboard

4'11" x 2'11" (1.5m x 0.9m)  
Space and plumbing for washing machine.

##### Separate WC

7' x 3'1" (2.13m x 0.94m)  
Fitted with a two piece suite of wash hand basin set on vanity unit and wc.

#### FIRST FLOOR

##### Landing

15'11" (4.85) x 5'10" (1.78) max & 2'10" (0.87) min

##### Bedroom 2

12'11" x 9'10" (3.94m x 3m)

##### Bedroom 3

9'1" x 9' (2.77m x 2.74m)

##### Bathroom

6'1" x 5'3" (1.85m x 1.6m)  
Three piece suite of bath with hand held and rain shower over, wall mounted wash hand basin set in vanity unit and wc.

#### SECOND FLOOR

##### Bedroom 1

12'8" x 11'8" (3.86m x 3.56m)

##### Walk-In Wardrobe

5'9" x 4'9" (1.75m x 1.45m)  
Sloped ceiling.

##### Ensuite Shower Room

7'4" x 6'2" (2.24m x 1.88m)  
Three piece suite of corner shower enclosure with hand held and rain shower head, wall mounted wash hand basin set in vanity unit and wc.

#### OUTSIDE

##### Front

There is a shared entrance which has brick paved parking for one vehicle.

##### Rear

A fully enclosed garden surrounded by medium height fencing and a wall. A gate leads to a second parking space.

##### Appliances

Integrated Neff single oven, integrated Neff multi-oven, Neff hob, Neff extractor fan, integrated Neff dishwasher, integrated Neff fridge/freezer.

TRP: 138

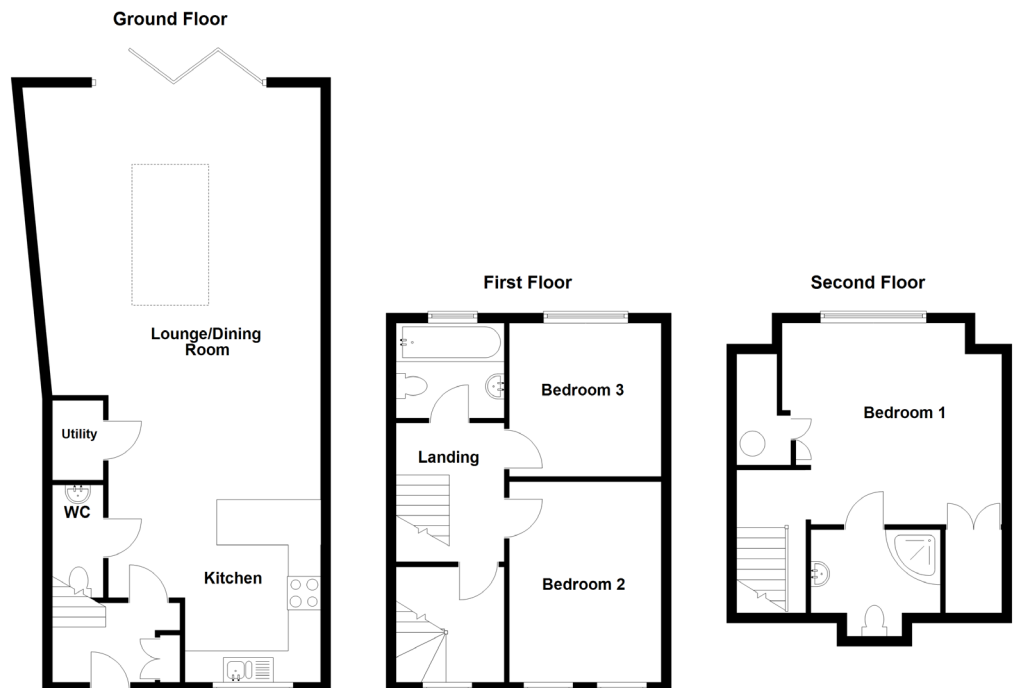
**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Full electric heating (underfloor on the ground floor).

**Construction:** Modern construction. uPVC double glazed windows. uPVC fascias and soffits.

**Price includes:** As seen.



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