



## Apt 4, Maison Hougue Jehannet

Hougue Jehannet, Vale, Guernsey, GY3 5UF

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- Located on the second floor of a charming Guernsey property
- One bedroom apartment with study
- Close to amenities
- One allocated parking spot
- South-facing communal garden

**£285,000**

**LOCAL MARKET**

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## About Apt 4, Maison Hougue Jehan-

Apartment 4 is a cozy, one bedroom residence found on the second floor of a charming Guernsey property which has been converted into 5 units. Situated in a well-connected area and just short walk from the local amenities of The Bridge, Apartment 4 combines charm and convenience. A communal south-facing garden and an allocated parking space complete what is on offer. Perfect for first time buyers or investors.

### ACCOMMODATION COMPRISING

#### Entrance Hall

7'7" x 2'9" (2.3m x 0.84m)

Cupboard housing the hot water cylinder and shelving.

#### Study

7'2" x 5'10" (2.18m x 1.78m)

Aspect to the front.

#### Separate W.C.

4'8" x 4'7" (1.42m x 1.4m)

Fitted with a two piece suite of wash hand basin and WC.

#### Kitchen / Living Room

15'6" x 12'8" (4.72m x 3.86m)

Fitted with a range of black gloss wall and base units with work surface over and 1 bowl sink. Decorative fireplace. Two cupboards with shelving. Dual aspect over the front and rear.

#### Bedroom

12'8" x 8'8" (3.86m x 2.64m)

Dual aspect to the front and side.

#### Ensuite Shower Room

8'7" x 2'8" (2.62m x 0.81m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C.

#### OUTSIDE

##### Front

Communal garden.

##### Rear

One allocated parking space.

#### Appliances

Leo fridge/freezer, Tower microwave, Hotpoint washing machine, Candy oven, Cooke & Lewis hob, extractor fan.

TRP: TBC

**Viewing:** BY APPOINTMENT

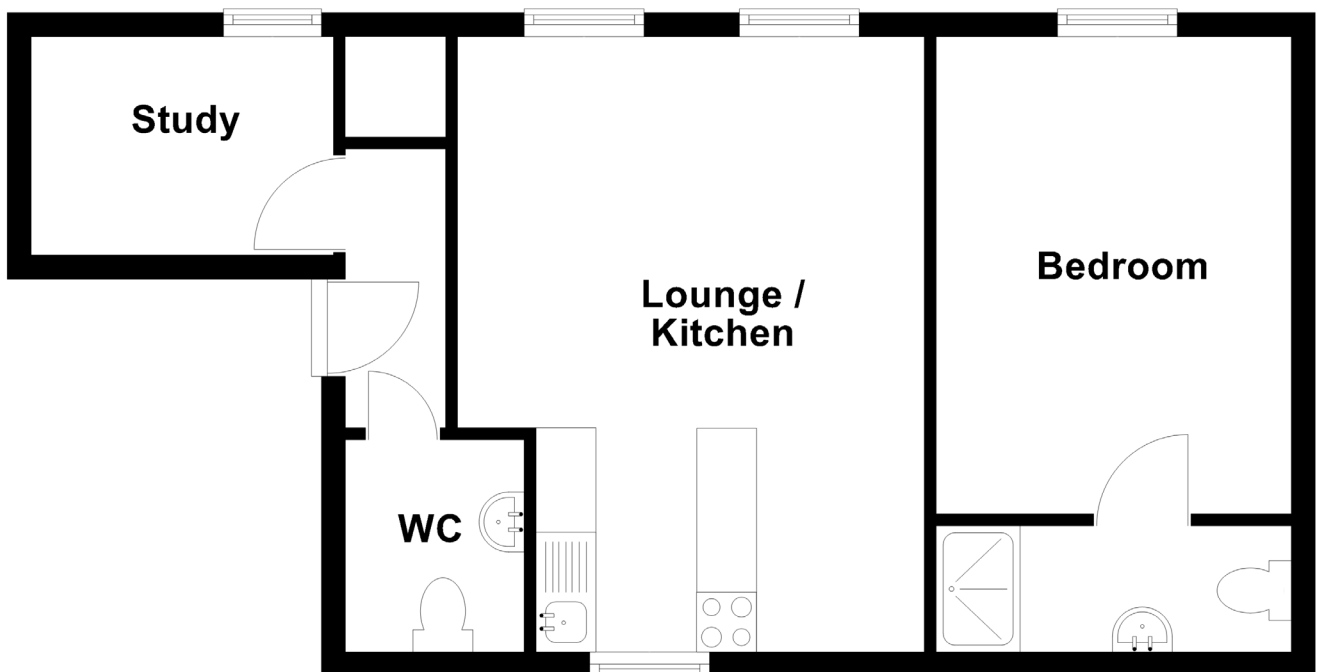
**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Electric heating.

**Construction:** Granite construction.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.

## Ground Floor



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