

**SOLE
AGENT**



Evrika Cottage

3 Les Buissonets Cottages, Braye Road, Vale, GY3 5PH

 x2  x1 **PERRYS 10B2 TRP 93**

- Charming semi detached cottage
- Ideal location, close to North coast beaches
- Spacious open plan living
- Two well proportioned bedrooms
- Low maintenance enclosed garden
- Parking for 2 cars

£555,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Evrika Cottage

Evrika Cottage is a charming semi-detached property situated near the north coast beaches and local amenities. The property comprises a modern open-plan kitchen/dining area, along with an additional living room featuring a working fireplace. Upstairs, the property offers two well-appointed double bedrooms and a family bathroom. Outside, you'll find a fully enclosed, low-maintenance garden and parking for two cars.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

23' x 5'11" (7m x 1.8m)

Understairs storage cupboard and further storage cupboard housing the immersion heater.

Lounge

12'2" x 11'6" (3.7m x 3.5m)

Working fireplace with stone hearth and surround with wooden mantel over. Window providing aspect over the front of the property.

Cloakroom

5'11" x 2'11" (1.8m x 0.9m)

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

Kitchen / Diner

23'4" (7.1) & 9'6" (2.9) x 16'1" (4.9) & 11'10" (3.6) L-shaped

Fitted with a range of wall and base units with work surface over incorporating 1½ bowl sink and drainer. Fitted with a skylight, and a window with aspect over the rear of the property and double doors giving access to the rear garden.

FIRST FLOOR

Landing

14'1" x 5'11" (4.3m x 1.8m)

Built-in storage. Velux window providing aspect over the rear of the property.

Bedroom 2

12'2" x 11'10" (3.7m x 3.6m)

Window providing aspect over the rear of the property.

Bedroom 1

12'2" x 10'10" (3.7m x 3.3m)

Fitted wardrobe and drawers space. Window providing aspect over the front of the property.

Bathroom

12'6" x 7'3" (3.8m x 2.2m)

Fitted with a three piece suite of bath with shower over with a dual shower head, wash hand basin with storage below and W.C. Velux window providing aspect over the front of the property.

OUTSIDE

Front

The property is accessed via a paved driveway with parking for two cars. Access down the side of the property to the rear garden.

Rear

The rear garden is laid to a patio area, decking and Astro-turf and there is a large timber shed. The garden is enclosed by walls and fencing.

Appliances

Rangemaster oven, Rangemaster extractor fan, Smeg dishwasher, Hotpoint washer/dryer, LG American style fridge/freezer.

TRP: 93

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

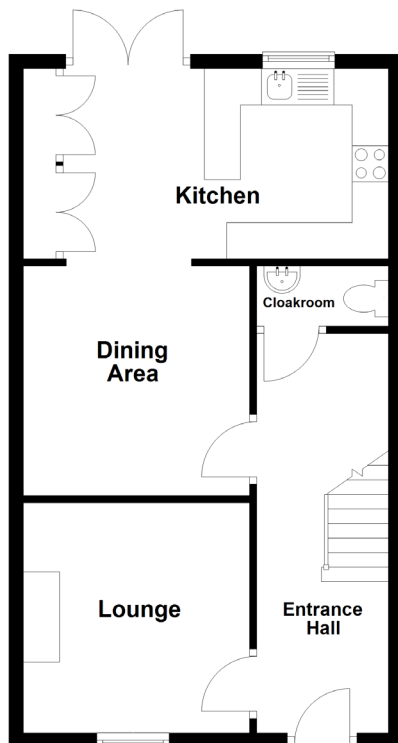
Electric heating. Underfloor electric heating in kitchen.

Construction: uPVC double glazed windows.

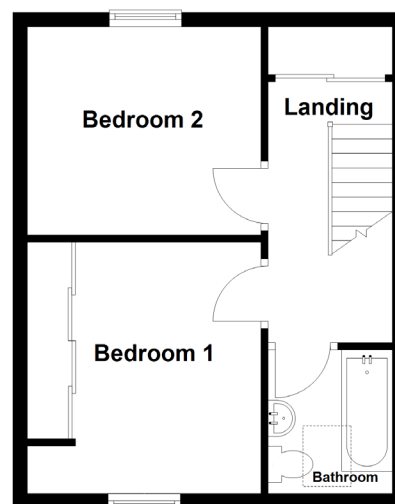
uPVC fascias and soffits.

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

Ground Floor



First Floor



swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.