

£675,000



Lavender, Kimberley Clos, Rue Des Varendes, Castel

Perry's guide reference: 16 A3



- Detached 3 Bed, 2 Bath Bungalow
- Tucked Away On Small Clos
- Central Location Close To Amenities
- Surrounding Gardens, Garage & Parking
- Open To Nearest Offers
- TRP 160

Description

A detached bungalow located within a small clos, in a convenient central location close to local amenities such as L'Aumone convenience store and Le Friquet Garden Centre, schools including the Grammar School, as well as a bus stop en route to the Town centre.

Requiring minor upgrading, the accommodation offers three bedrooms, a spacious lounge, kitchen/diner and two bathrooms. Externally, there is an enclosed rear garden in addition to a front paved garden, a garage with storage above and parking.

An ideal downsize property in a popular yet quiet location, with scope for a purchaser to put their own stamp on. Viewing highly recommended by Mawson Collins Limited.























GROUND FLOOR



Appliances

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

Rangemaster electric oven with ceramic hob

Extractor fan

Smeg dishwasher

Beko fridge/freezer

Whirlpool washing machine

Room Measurements

GROUND FLOOR

Entrance Hall	7' 7" x 4' 11" (2.31m x 1.50m)
Shower Room	6' 11" x 4' 11" (2.10m x 1.50m)
Inner Hall	11' 11" x 6' 10" x 11' 3" x 3' 5" (3.63m x 2.08m x 3.44m x 1.03m)
Kitchen/Diner	12' 6" x 20' 3" (3.82m x 6.17m)
Lounge	19' 4" x 13' 11" (5.89m x 4.23m)
Bedroom 1	13' 11" x 12' 6" (4.25m x 3.81m)
Bedroom 2	11' 10" x 11' 4" (3.61m x 3.45m)
Jack & Jill Bathroom	11' 4" x 6' 11" (3.45m x 2.11m)
Bedroom 3	10' 0" x 7' 10" (3.05m x 2.40m)
EXTERIOR	
Garage	18' 4" x 9' 0" (5.59m x 2.75m)

Possession

By Arrangement.

Services

Mains water, electricity and drainage. Oil fired central heating. uPVC double glazing.

The property is of cavity construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.