

10 Les Sejours Au Pied

Delancey Lane - St Sampson - GY2 4BT

Price £460,000



REF: 1117

TRP: 87



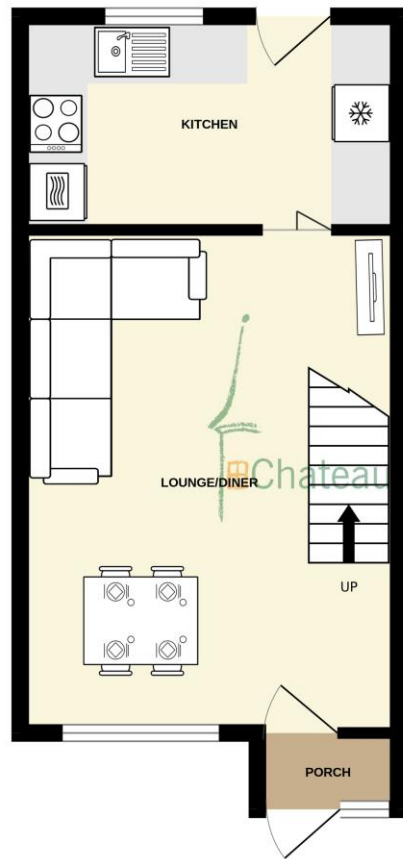
- A Terraced 2 bedroom clos house.
- Situated along Delancey Lane with easy access to the Seafront.
- Immaculately presented in move in condition & comprises, lounge/diner & kitchen on the ground floor.
- 2 bedrooms & shower room on the first floor.
- South facing courtyard rear garden and a single garage that provides your parking.
- Perry's Guide - Page 10 D4



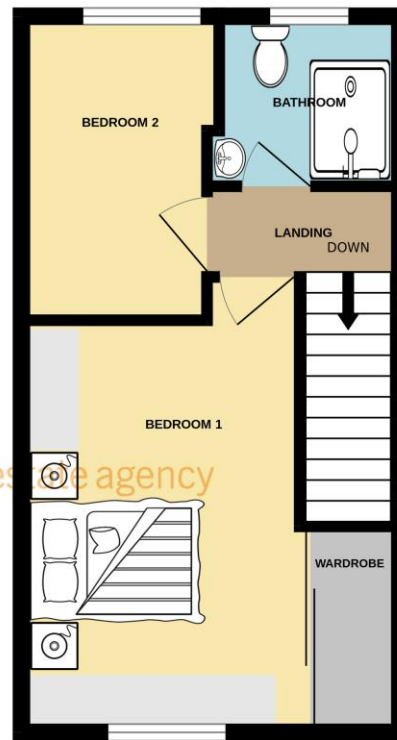




GROUND FLOOR



1ST FLOOR



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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Chateaux Estates are pleased to offer to the market "No.10 Les Sejours Au Pied", a Lovely 2 bedroom clos house that is immaculately presented, situated along Delancey Lane in St Sampsons providing great access to the Seafront. The property comprises, lounge/diner and kitchen on the ground floor with 2 bedrooms and shower room on the first. Outside you have a lovely sunny South facing rear courtyard garden and a single garage that provides your parking space for the property. Perfect for first time buyers, downsizers or for investment. To view please call 244544.

ENTRANCE PORCH

uPVC wood effect, part glazed door and window to front. Window to side. Tiled floor. Entrance door to lounge/diner.

LOUNGE/DINER 5.16m (16'11") x 3.88m (12'9")

Good size room to relax and dine in with window to front. Feature built in cupboards with space for electric fire. Stairs to first floor. Folding glazed wooden door to kitchen. Wooden flooring and Dimplex Duoheat radiator.

KITCHEN 3.88m (12'9") x 2.19m (7'2")

Fitted with wall and base units in Sage with solid wooden worktops over, incorporating a stainless steel single bowl sink and drainer unit and tiled splashbacks. Appliances include AEG fridge/freezer, AEG 4 ring electric hob with stainless steel extractor fan over, AEG single oven with combi oven over, Electrolux washing machine & Electrolux slimline dishwasher. Under floor heating, window to rear, 1/2 glazed uPVC door to rear.

STAIRS TO FIRST FLOOR LANDING

Doors to shower room and both bedrooms. Hatch to loft.

BEDROOM 1 4.23m (13'11") x 2.86m (9'5")

Good size double bedroom with built in triple sliding door wardrobe. Window to front. Dimplex Duoheat radiator.

BEDROOM 2 3.15m (10'4") x 2.03m (6'8") Max

Single bedroom with window to rear.

SHOWER ROOM 1.75m (5'9") x 1.75m (5'9")

Fully tiled with walk in shower, wash hand basin & WC. Window to rear. Heated towel rail.

GARAGE

Single garage providing parking for 1 car with storage above.

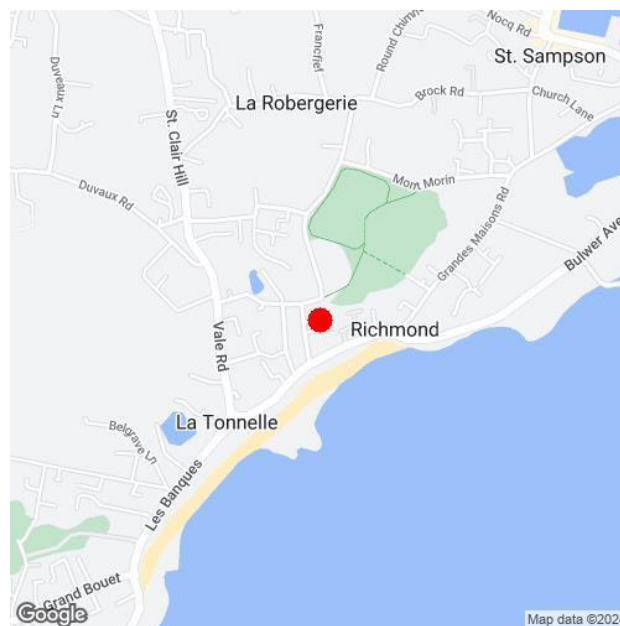
EXTERIOR

FRONT

Brick path to front door with beautifully maintained mature flower beds with fencing to side.

REAR

South facing brick paved courtyard garden offering a great sunny area to relax and enjoy. Fencing to both sides with a granite wall to rear.



SERVICES: Electricity, Water, Pumped Mains Drainage, Electric Heating.

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: AEG fridge/freezer, AEG 4 ring electric hob with stainless steel extractor fan over, AEG single oven with combi oven over, Electrolux washing machine, Electrolux slimline dishwasher.

WHAT3WORDS: sector.reported.acute

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.