

Tarcolin

Victoria Avenue - St Sampson`s - GY2 4BD

Price £500,000



REF: 1936

TRP: 132



- A 4 bedroom detached house.
- Situated along Victoria Avenue, just a short walk to the Seafront.
- The property is in need of some completion & renovation works.
- Comprises Lounge, dining room, kitchen, shower room, utility & 4 bedrooms (1 ensuite WC).
- Parking for 1 to 2 cars and front and rear gardens.
- Perry`s Guide - Page 10 C5.

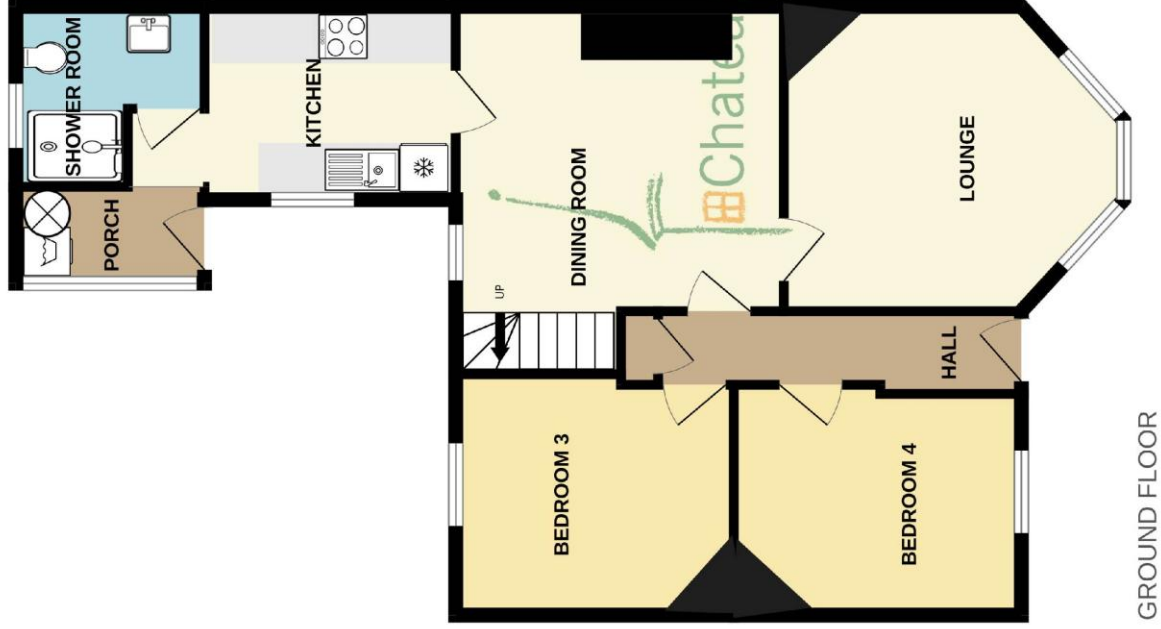




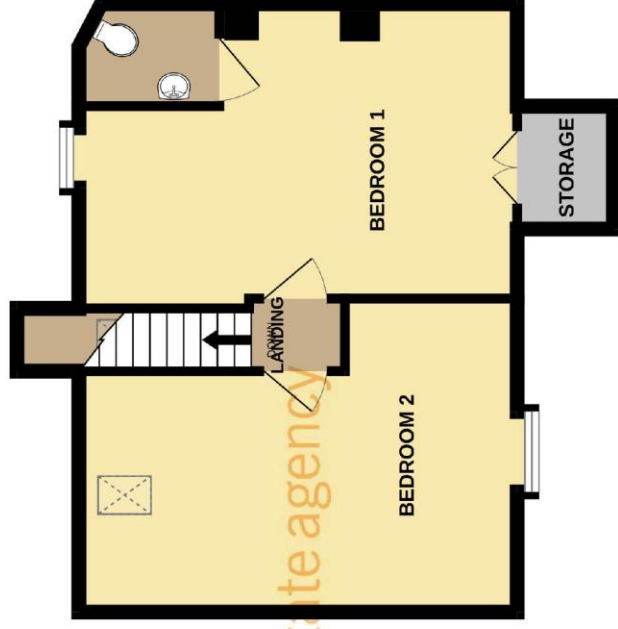








GROUND FLOOR



1ST FLOOR

Chateaux Estates are pleased to offer to the market "Tarcolin", a 4 bedroom detached house situated along Victoria Avenue just a short walk to the Seafront. Although habitable the property does need some completion & renovation works to fully get the best out of the property. Comprising 2 bedrooms (one completely un-decorated), lounge, dining room, kitchen, shower room and utility porch on the ground floor with 2 further bedrooms (1 ensuite WC) on the first floor. Outside you have a granite boundary wall to front with vehicle access, mainly set to hard landscape. You have space for parking to side of house for 1 to 2 cars leading to rear garden which is mainly set to lawn with paving to large timber garden shed. To view please contact us on 244544.

HALL 4.6m (15'1") x 0.9m (2'11")

Composite door opening into entrance hall with doors to bedrooms and dining room. Cupboard, ideal for coat & shoe storage.

BEDROOM 4 3.4m (11'2") x 2.8m (9'2")

This room is partly way through refurbishment and requires work finishing including re-plastering. Window to front.

BEDROOM 3 3.44m (11'3") x 2.8m (9'2")

Window to rear. Blocked in corner of fireplace. Electric radiator.

DINING ROOM 4m (13'1") x 3.5m (11'6")

Window to rear. Door to kitchen. Doors to hallway and lounge. Electric radiator. Staircase to 1st floor.

LOUNGE 4.15m (13'7") Into Bay x 3.65m (12'0")

Splayed bay window to front with three windows. Disused parkray fire to corner. Door dining room.

KITCHEN 3.05m (10'0") x 2.35m (7'9")

Window to side. Range of floor and wall units. Freestanding fridge freezer. Stainless steel sink. Belling oven. Door to bathroom.

SHOWER ROOM 2.21m (7'3") x 2.18m (7'2")

Window to rear. Fully tiled walls & floor. Walk-in shower. WC. Wash and basin set in vanity basin. Heated towel rail.

PORCH 1.8m (5'11") x 0.92m (3'0")

Door to garden. With area for Indesit washing machine with cylinder over.

FIRST FLOOR LANDING

Landing with doors to 2 bedrooms and Velux roof window to rear.

BEDROOM 1 5.3m (17'5") Into Eaves x 3.5m (11'6")

Dormer window to rear & door to ensuite. Storage to front.

BEDROOM 2 5.3m (17'5") Into Eaves x 3.6m (11'10") Max

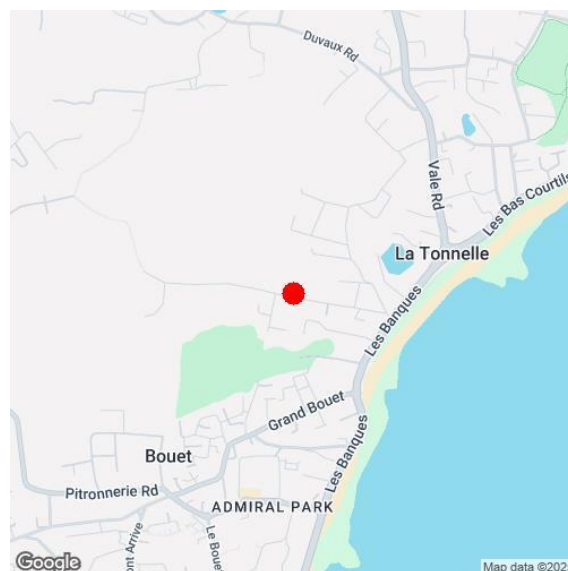
Presently used as a second lounge. Dormer to front roof window to rear.

EXTERNAL FRONT

Granite boundary wall to front with vehicle access. Mainly set to hard landscape.

SIDE & REAR

Parking to side of house leading to rear garden which is mainly set to lawn with paving to large timber garden shed.



SERVICES: Electric: Mains Supply, Gas: None, Water: Mains Supply, Sewerage: Mains Supply, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Freestanding fridge freezer. Belling oven. Indesit washing machine.

WHAT3WORDS: inviting.blurts.moons

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.