

Mona Lisa

La Colline Des Bas Courtils - St Saviour - GY7 9YQ

Price £495,000



2



1



2

REF: 2114

TRP: 74



- 2 bedroom bungalow on a popular clos.
- Situated in St Saviours close to Airport.
- Kitchen, lounge, conservatory & shower room.

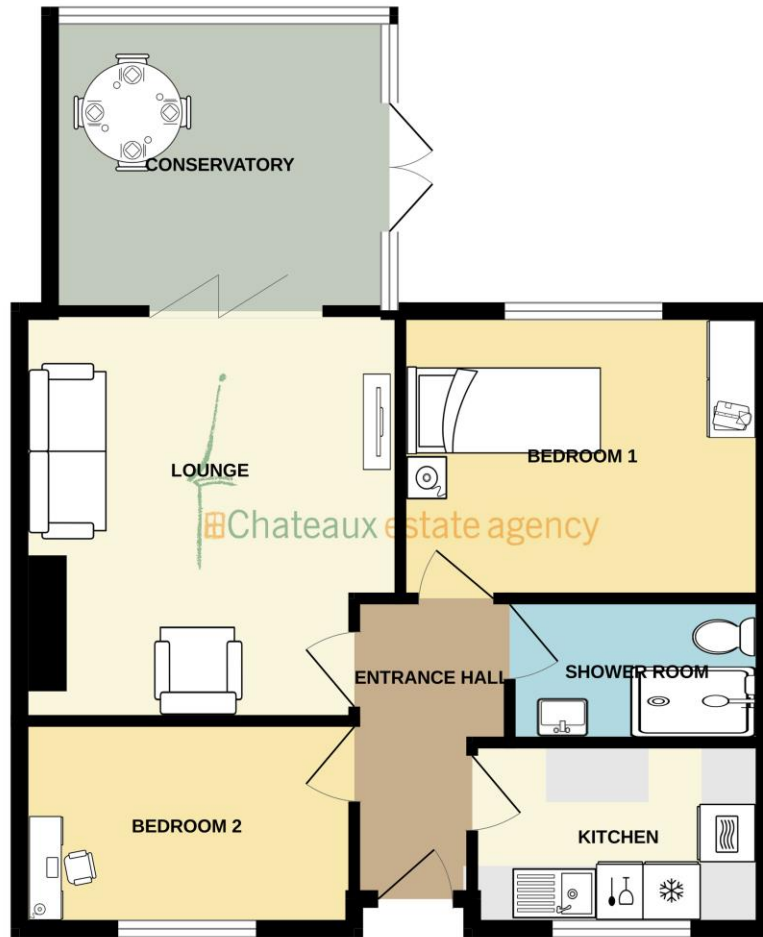
- 1 double bedroom and 1 single bedroom.
- Front & rear garden, parking & shed.
- Perry's Guide - Page 22 C5.







GROUND FLOOR
57.1 sq.m. (615 sq.ft.) approx.



TOTAL FLOOR AREA : 57.1 sq.m. (615 sq.ft.) approx.

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 Estate Agency are pleased to bring Mona Lisa to the local market. A 2 bedroom bungalow situated on the popular Colline des Bas Courtils development which is conveniently located for local amenities including the Farmhouse Hotel, Bruce Russell - Gold and Silversmiths, also for the Airport and Specsavers. The well presented accommodation is set over one floor and comprises fully fitted kitchen, lounge with bi-folding doors to conservatory, one double bedroom, one single bedroom and fully tiled 3 piece shower room. Externally the front is mainly laid to gravel with paved pathway to front door. Allocated parking for two cars or three small cars in tandem and shared access gate to rear. The rear garden is mainly laid to patio with mature decorative planted borders, wooden shed with electric and a two door resin store. Altogether this low maintenance property is a perfect starter or down sizing home in a popular location. Call a member of the team here at Chateaux on 244544 to arrange a viewing.

ENTRANCE HALL

UPVC door to front opening into entrance hall with doors off to all rooms. Hatch to floored loft space.

KITCHEN 2.98m (9'9") x 1.78m (5'10")

Fitted with a range of wall and base units in a dark oak finish with contrasting worktops over, incorporating a single bowl stainless steel sink and drainer unit. Appliances include Belling oven, AEG hob with extractor hood over, Hotpoint fridge, Hotpoint slimline dishwasher and Indesit washing machine. Window to front.

BEDROOM 2 3.41m (11'2") x 2.13m (7'0")

Single bedroom with window to front and radiator.

SHOWER ROOM 2.59m (8'6") x 1.46m (4'9")

Fully tiled and fitted with a three-piece suite comprising a walk in shower, wash hand basin set on vanity unit and WC. Heated towel rail and illuminated mirror door medicine cabinet.

BEDROOM 1 3.7m (12'2") x 2.93m (9'7")

Double bedroom with window to rear and radiator. Electrics fuse board.

LOUNGE 4.17m (13'8") Max x 3.88m (12'9") Max

Nice size reception room with bi-folding doors to conservatory. Two radiators.

CONSERVATORY 3.47m (11'5") x 3.01m (9'11")

Great space for seating or dining with double doors out to rear garden.

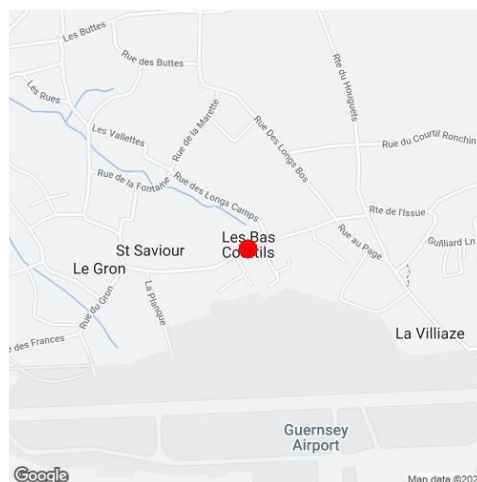
EXTERIOR

Front

The front is mainly laid to gravel with paved pathway to front. Allocated parking for two cars or three small cars in tandem.

REAR

Mainly laid to patio with mature decorative planted borders. Wooden shed with electric housing Hotpoint tumble dryer and two door resin store. Shared access gate to front garden.



SERVICES: Electricity, Water, Mains Drainage, Electric Boiler.

PRICE INCLUDES: floor coverings, blinds, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Belling oven, AEG hob with extractor hood over, Hotpoint fridge, Hotpoint slimline dishwasher and Indesit washing machine. Hotpoint Tumble dryer.

WHAT3WORDS: comebacks.youths.struggles

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.