

The Gables

Rue De Varivary - St Martin - GY4 6NQ

Price £595,000



REF: **2395**

TRP: **104**



- A detached 3 bedroom bungalow.
- Situated in a quiet lane of St Martin.
- Comprising Kitchen, dining room, lounge, bathroom, and 3 bedrooms.
- Front, rear and side gardens and parking for 2 cars.
- Great potential for make over.
- Perry's Guide - Page 25 E4





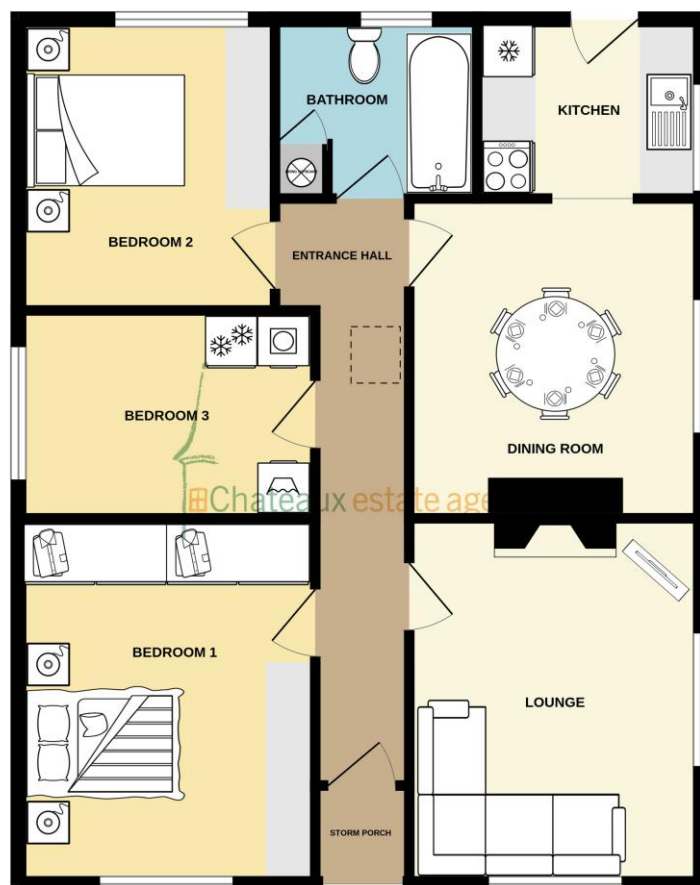








GROUND FLOOR



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 "The Gables" A detached 3 bedroom bungalow situated in a quiet lane, Rue De Varivary in St Martin. Comprising lounge, dining room, kitchen, bathroom & 3 bedrooms. The property is well presented and perfectly habitable but purchasers may wish to update and upgrade, offering a great canvas to put their own stamp on. Outside you have a private driveway at the rear, accessed off Vara Road providing parking for 2 cars with space to create further parking if needed, with a garden mainly laid to lawn with a glasshouse, wooden shed and lean-to. To the side of the property is an area laid to gravel that leads to the front garden laid to lawn. Viewing is recommended so please contact the team on 244544 to view.

STORM PORCH

Steps up to entrance door.

ENTRANCE HALL

1/2 glazed uPVC door to front. Doors to lounge, diner, bathroom and all 3 bedrooms. Hatch to loft. Cupboard housing integral ladder for accessing the loft. Over door cupboard housing electric fuse boards.

LOUNGE 3.9m (12'10") x 3.33m (10'11")

Windows to front and side. Feature tiled working fireplace.

BEDROOM 1 3.9m (12'10") x 3.29m (10'10")

Double bedroom with window to front. Fitted with a 7 door run of robes to one wall and vanity unit with 2 chest of drawers and mirror over.

BEDROOM 3 3.36m (11'0") x 2.36m (7'9")

Single bedroom with window to side. Currently set up as a utility the appliances include Statesman freezer, Hotpoint washing machine and Hotpoint tumble dryer.

BEDROOM 2 3.3m (10'10") x 2.91m (9'7")

Double bedroom with window to rear.

BATHROOM 2.29m (7'6") x 2.03m (6'8")

Fitted with a 3 piece suite comprising bath with shower attachment and folding glazed screen over, w.c and wash hand basin with mirror and shaver light over. Wall mounted medicine cabinet. Cupboard housing hot water cylinder and shelving. Tiled walls and window to rear.

DINING ROOM 3.55m (11'8") x 3.31m (10'10")

Window to side. 2 alcoves with built in cupboards. Opening through to kitchen.

KITCHEN 2.53m (8'4") x 2.08m (6'10")

Fitted wall and base units with contrasting worktops over incorporating a stainless steel sink and drainer unit and tiled splashbacks. Appliances include igenix fridge, Hotpoint double oven and hob, extractor fan over. Window to side and 1/2 glazed uPVC door to rear.

EXTERIOR

FRONT

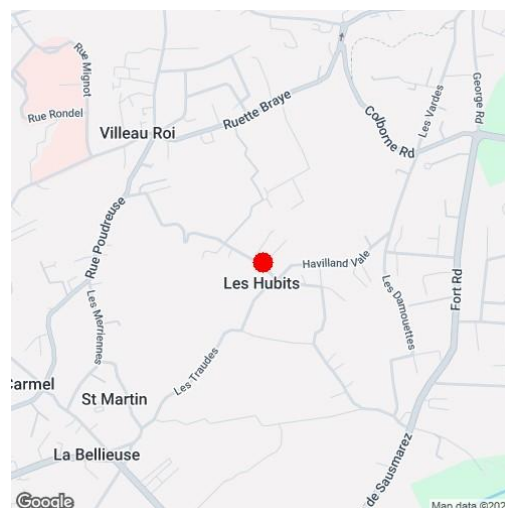
Formal lawn garden to front with decorative mature planted boarder to the front of the house. Path from gate to entrance porch and round to side.

SIDE

Gravel garden with path to front garden and parking area.

REAR

Tarmac driveway providing parking for 2 cars together with lawn garden with patio area, garden shed, lean to, coal bunker and domestic glasshouse. Bound by hedging and fencing.



SERVICES: Electric: Mains, Gas: None,
Water: Mains, Sewerage: Mains, Telephone:
Landline, Broadband: Fibre.

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

LISTED APPLIANCES: igenix fridge, Hotpoint double oven and hob, extractor fan over, Statesman freezer, Hotpoint washing machine and Hotpoint tumble dryer.

WHAT3WORDS: mambo.admirably.cabin

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.