

The image shows the rear garden of a semi-detached house. On the left is a large wooden shed with a grey roof. The garden is enclosed by a wooden fence. The main area is covered in artificial green grass. A paved path leads from the shed to a glass door that opens into a dining area. There are several potted plants and a green garden hose coiled on the grass. The house has a light grey exterior and a dark roof with a chimney.

WILSONS



**7 Common Lane, St Helier, JE2 4LN**  
£395,000 | Qualified | Freehold

Property Reference: A2064





## CHARMING 2 BEDROOM COTTAGE

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Charming 2 bedroom cottage tucked away on quiet lane on the outskirts of town. Positioned next to Millennium Park providing an easy walk to all the amenities St Helier has to offer.

Recently modernised by the current owners, this deceptively spacious property is offered in an immaculate condition throughout. Briefly comprising open plan living room & dining room with functional fire place and bi-folding doors leading onto the patio, there is also a separate kitchen. Upstairs is 2 double bedrooms and shower room.

To the rear of the property is an excellent garden with both a patio and lawned area (artificial lawn), the ideal space for BBQ's. The garden also has a shed.

Also benefiting the property is located within the residents parking scheme.

This fantastic property would make an excellent first home, or an ideal investment. A viewing is essential to appreciate the size.





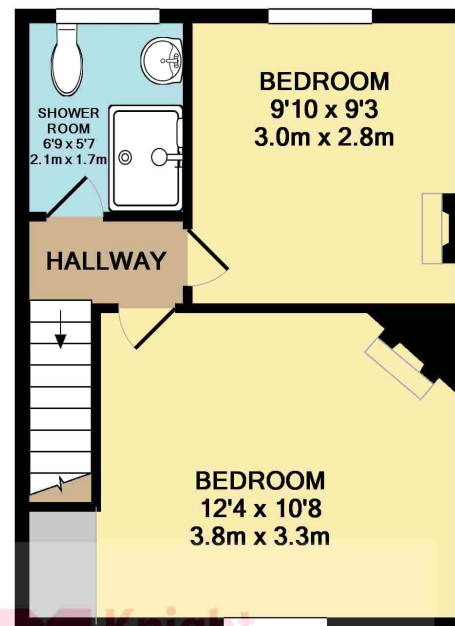
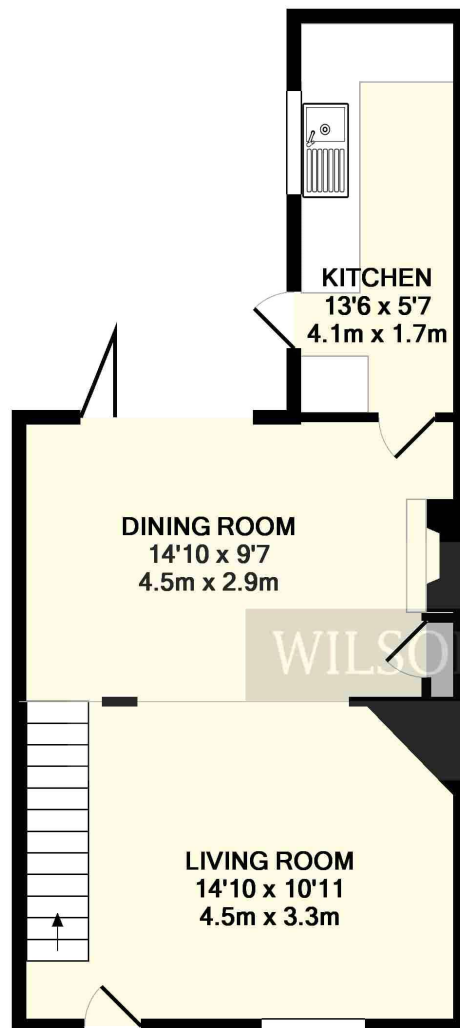
- 2 Bedroom cottage-
- Open-plan living space-
- Recently modernised-
- Enclosed rear garden-
- Quiet lane in town-
- Residents parking scheme-











1ST FLOOR  
APPROX. FLOOR  
AREA 300 SQ.FT.  
(27.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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WILSONS

Knight  
Frank

### SERVICES

All mains except gas. Electric underfloor heating downstairs.

### DIRECTIONS

Heading down Common Lane, No 7 is located towards the end of the lane on the left.

### ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

### VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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