

INTRODUCING

1 Priory Farm, La Grande Route De St Clement, St Clement, JE2 6GP



Connecting People & Property Perfectly.

This three bedroom property makes a charming family home, perfect if you are up sizing from an apartment or looking for your first step on the ladder. Requiring some light decorative work this would make the ideal project for someone to put their own stamp on. The property is situated in a convenient location, close to major schools and within a short drive to St Helier.

Briefly comprising lounge/diner with fireplace (currently blocked) and french doors leading out into the garden, separate kitchen and downstairs cloak room. On the first floor there are three bedrooms, house bathroom plus a separate w.c.

Externally there is a sunny south/west facing patio garden, detached single garage and parking for two further cars.

- **Semi detached family home**
- **Three bedrooms/ One bathroom**
- **Requires some decorative uplifting**
- **Great first home**
- **S/W patio garden**
- **Single garage and parking**

Price £650,000 Qualified | Freehold



1



3

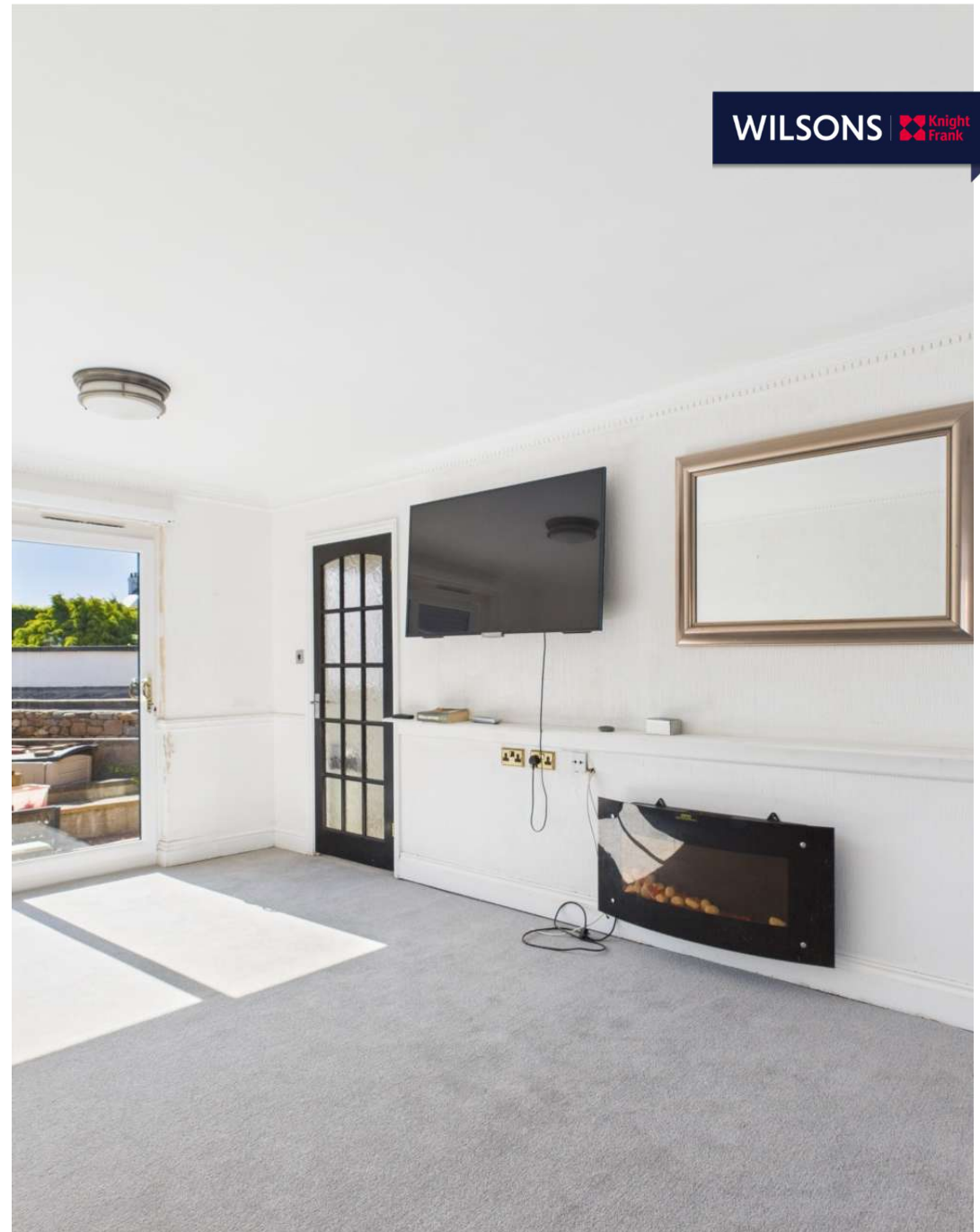


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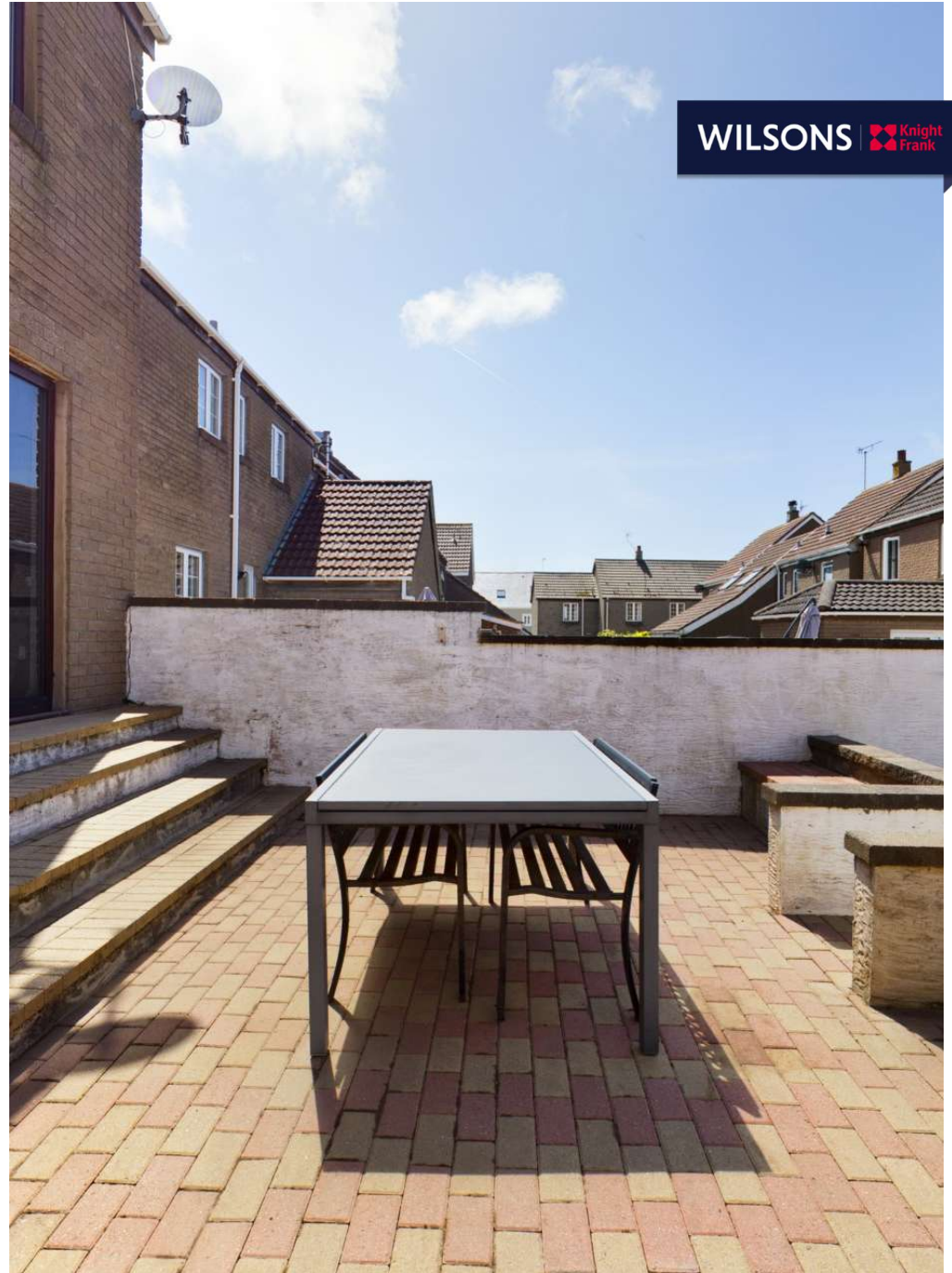
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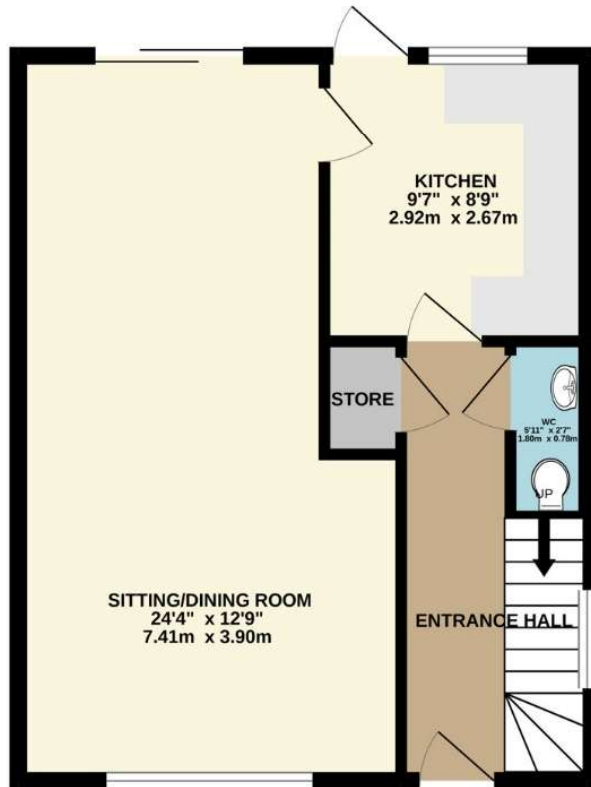








GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) 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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SERVICES

All mains services
Fully double glazed
No heating

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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