

INTRODUCING
9 Clos De Roncier, Rue Au Blanq, St Clement, JE2 6QU



Connecting People & Property Perfectly.

New to market is this delightful three bedroom First Time Buyers home. Traditionally laid out over two floor the downstairs offers entrance hall, living room, separate kitchen, bathroom, cloakroom and outside office. The first floor provides two double bedrooms and a single bedroom, with ample storage provided within the loft. To the exterior of the property there is a lawned garden and also a paved area, ideal for Alfresco eating and entertaining guests, with designated, parking for three cars plus ample visitor parking within the development. Recently redecorated and re carpeted throughout with a newly installed bathroom and kitchen, the property is walk in condition. Subject to the relevant planning permissions there is the opportunity to extend the property to the back to incorporate the external office. A perfect first home/step up the ladder for the young couple or family.

- **Semi Detached House**
- **Three bedroom/ One bathroom**
- **First Time Buyer Development**
- **Enclosed Garden and Home Office**
- **Parking for Three and Visitors**

Price £660,000 Qualified | Freehold



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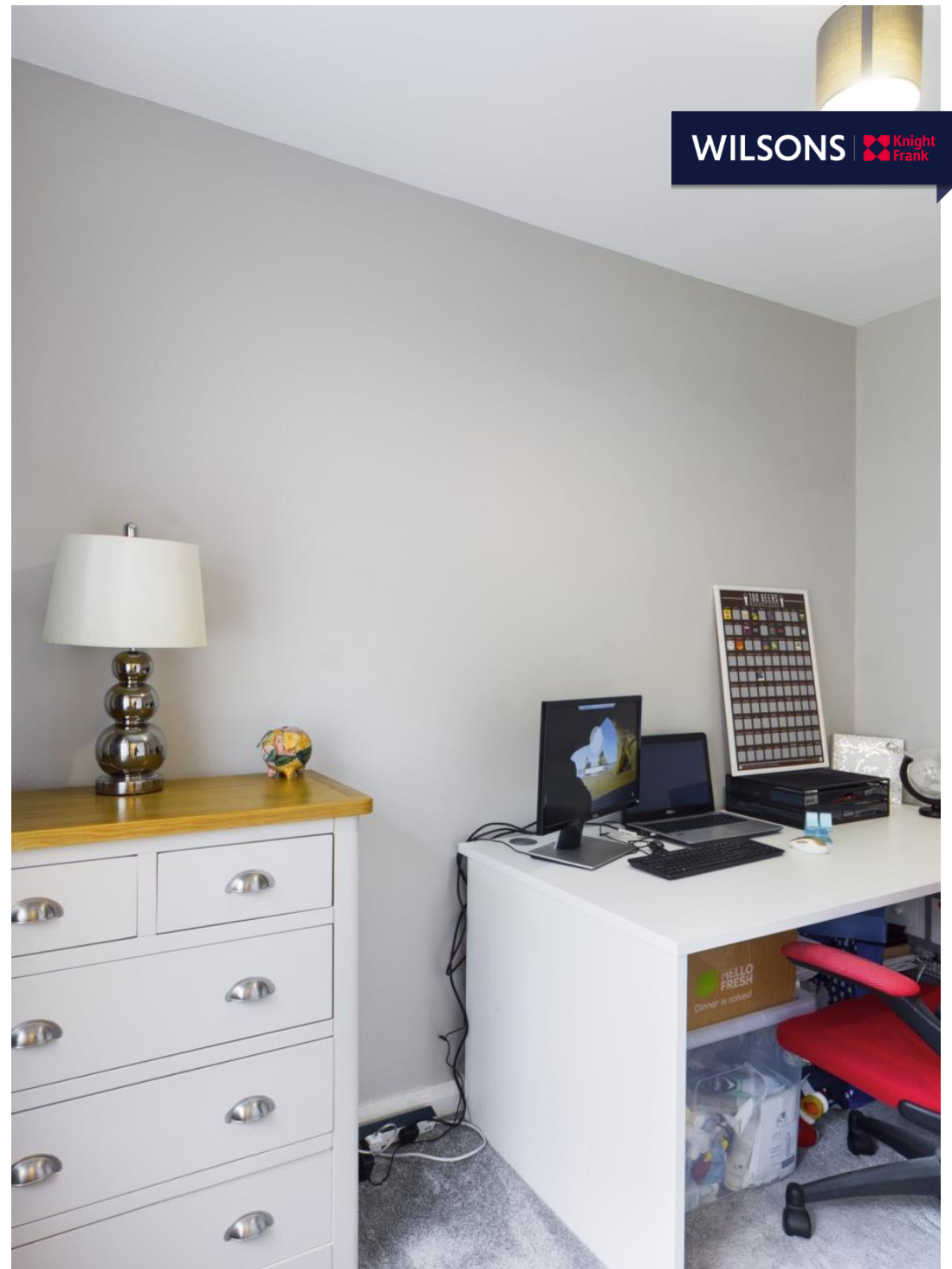
PROPERTY ID: 2448







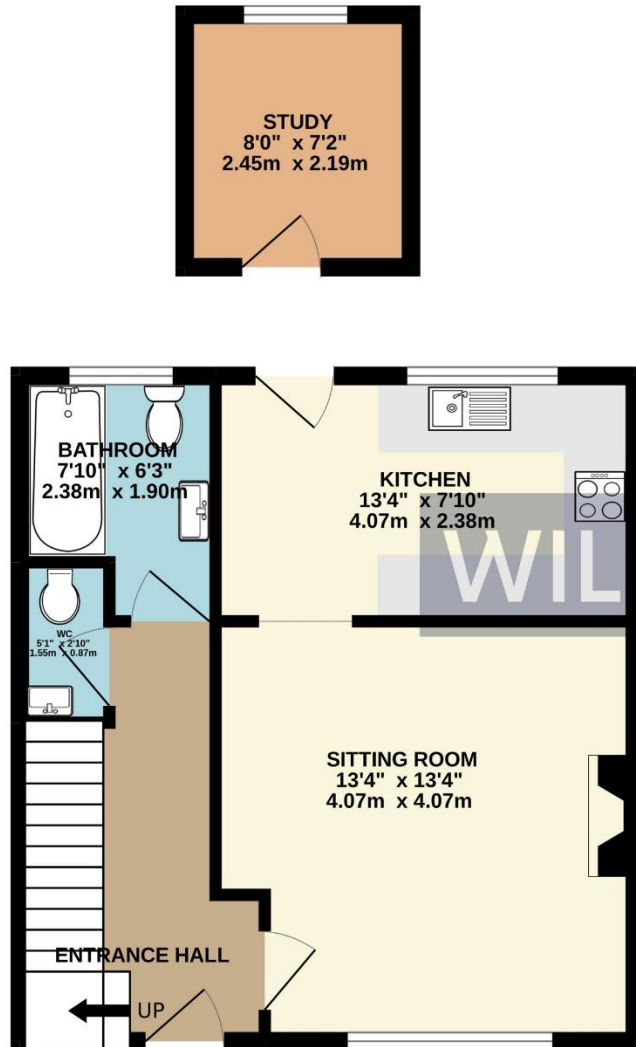




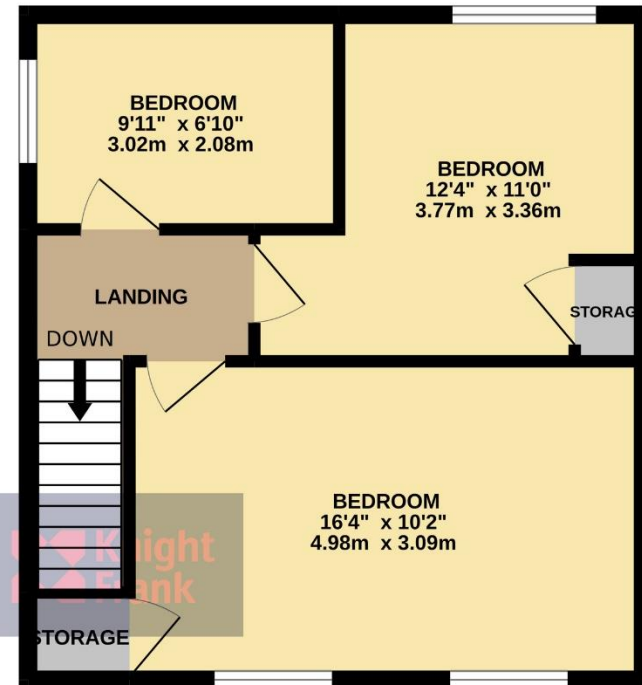




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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

Mains water
Mains drains
Fully double glazed
Electric heating

DIRECTIONS

From Grouville Arsenal turn left into Rue au Blanc, Clos de Roncier is the second development on the LHS

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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