

INTRODUCING  
9 Simon Place, St Helier, JE2 4SB



Connecting People & Property Perfectly.

Located on the outskirts of town this three bedroom cottage offers three double bedrooms with one bedroom suite/bedsit on the ground floor, this can provide the opportunity for a lodger, older child or elderly relative/carer. the downstairs also offers a spacious kitchen/diner and separate living room, utility and house bathroom with two spacious double bedrooms on the first floor. Externally the property has an enclosed patio garden, with outdoor kitchen perfect for bbq's and outdoor eating and driveway parking for four cars plus sizable double garage. The property would suit someone who may utilise the parking for income or may work in a trade where the garage/workshop could be used to work from home.

- **Charming cottage**
- **Three bedroom/Two bathroom**
- **Downstairs bedroom/bedsit**
- **Outskirts of town**
- **Parking for four cars**
- **Spacious garage/workshop**

**Price £750,000** | Qualified | Freehold



1



3

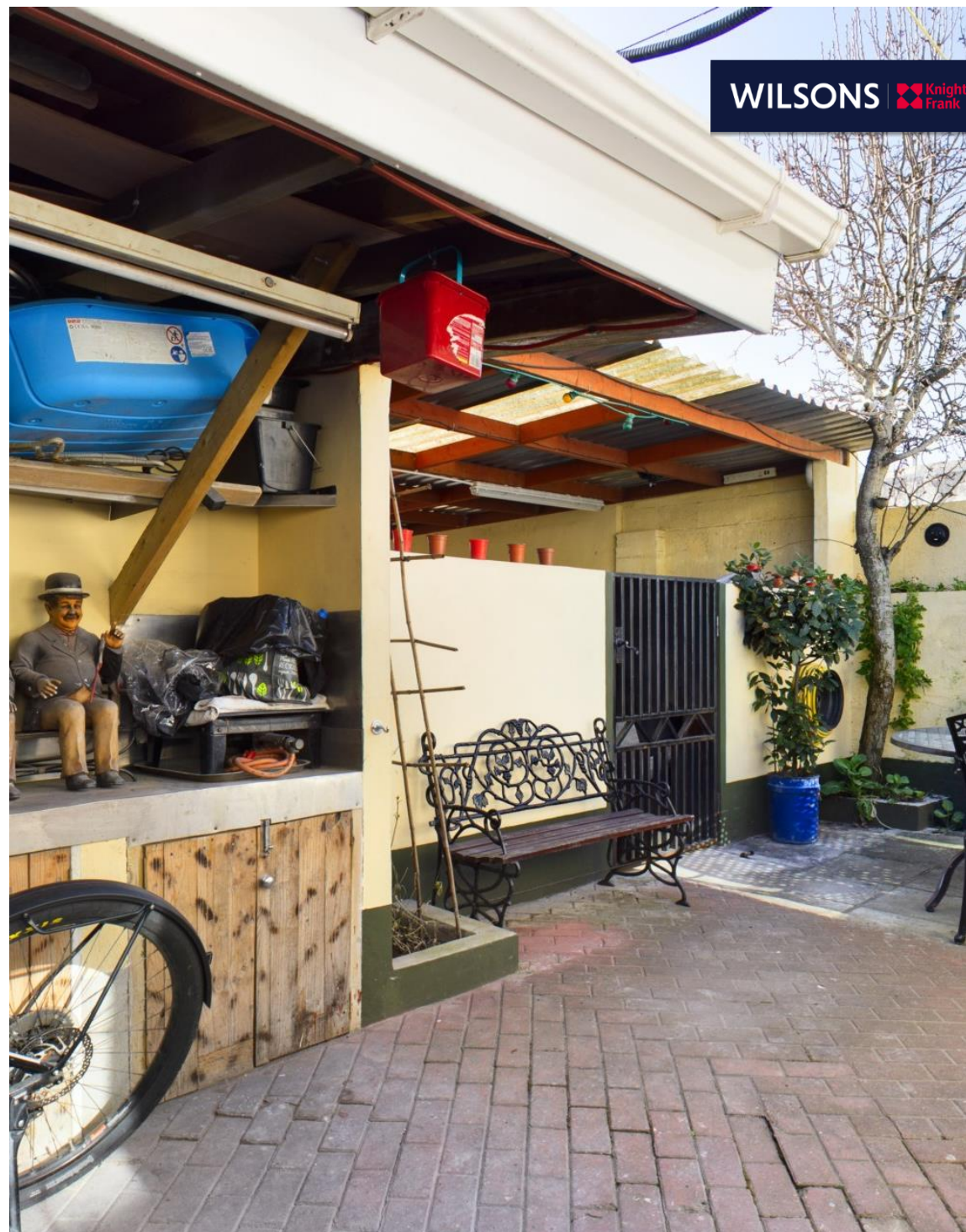


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PROPERTY ID: 3085



**WILSONS** Knight Frank





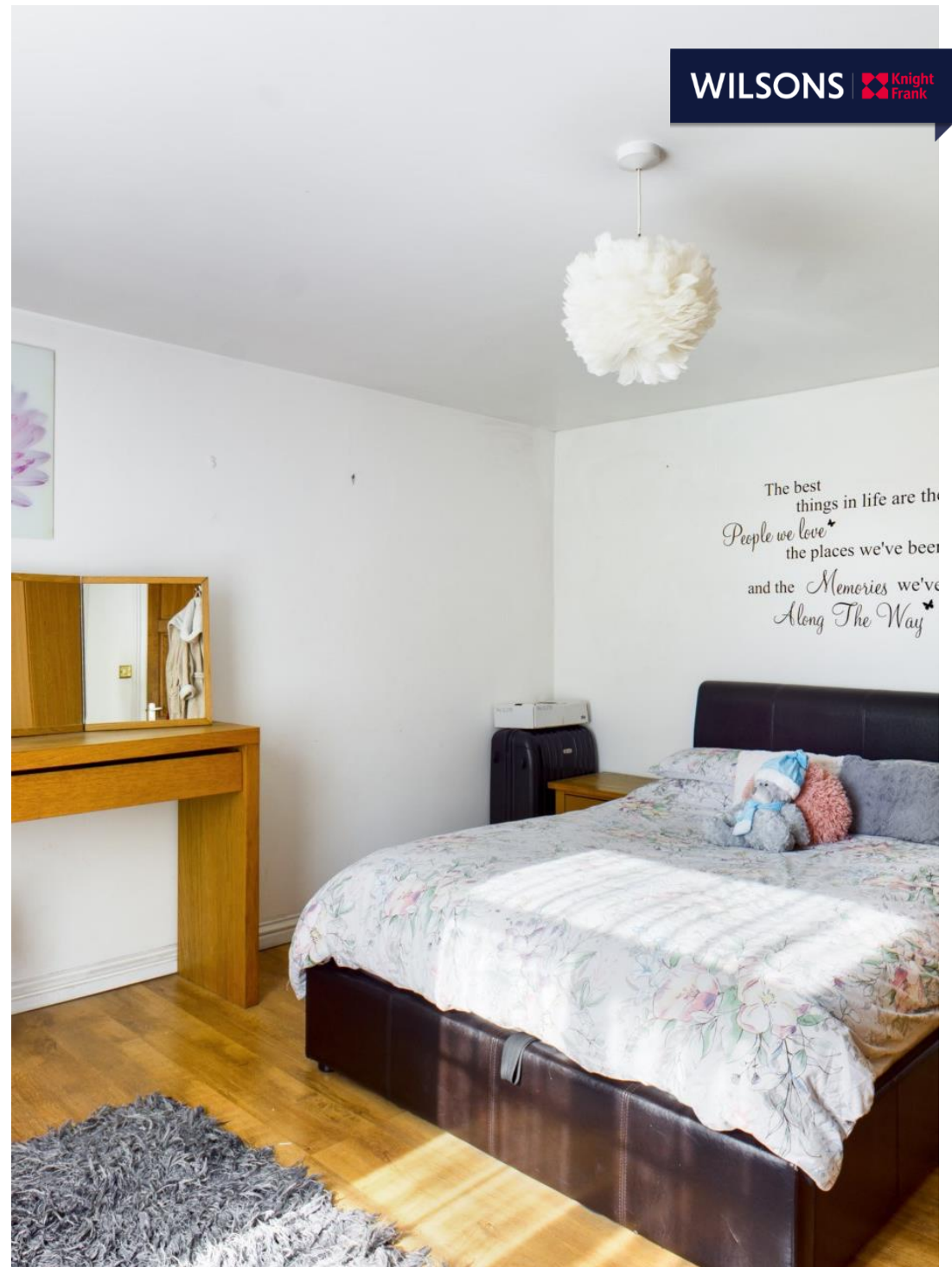
























TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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  
Electric heating  
Full double glazing

## DIRECTIONS

Proceed along Simon Place towards St Saviours road, property is near end of the road 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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