

INTRODUCING

14 La Cambrette, Le Squez Road, St Clement, JE2 6BA

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

FIRST TIME BUYERS – Excellent 3/4 bedroom family home in popular St. Clement location. Ideally positioned only a short walk to the beaches at La Mare & Green Island, Marks & Spencer, No 1 bus route and other local amenities.

The property is set over three floors, the spacious accommodation comprises entrance hall, utility room, home office/snug (which could be used as another bedroom) on the ground floor. The first floor comprises of kitchen/diner, separate sitting room and cloakroom. The third floor has two spacious double bedrooms, a single bedroom and house bathroom.

Externally the property has a garage/store, secure rear garden and parking for two cars.

- **FIRST TIME BUYERS**
- **3/4 Bedroom family house**
- **Eat-in kitchen & separate sitting room**
- **Enclosed rear garden**
- **Parking for 2 cars**
- **Located close to the beach**

Price £625,000 | Qualified | Freehold



1



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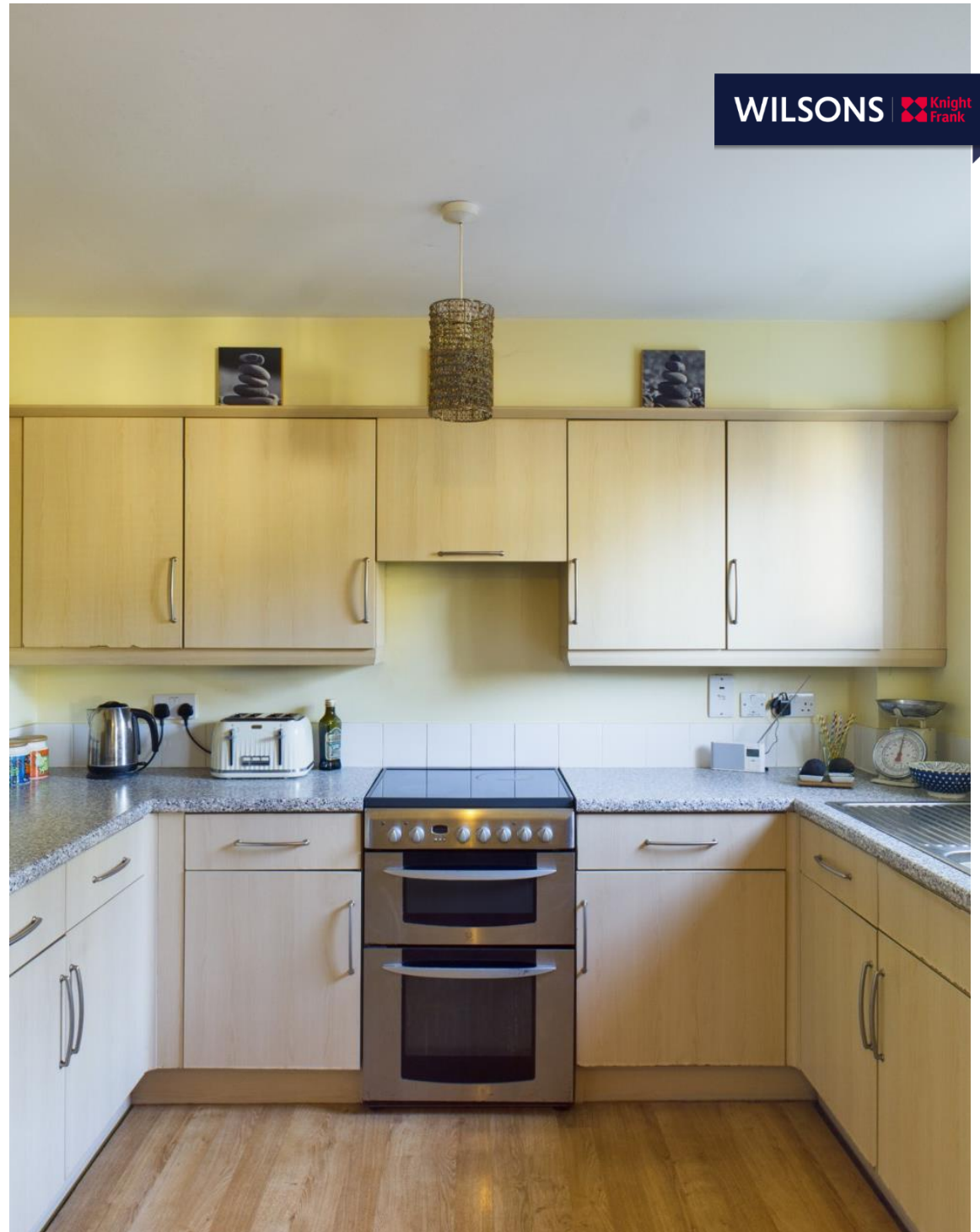


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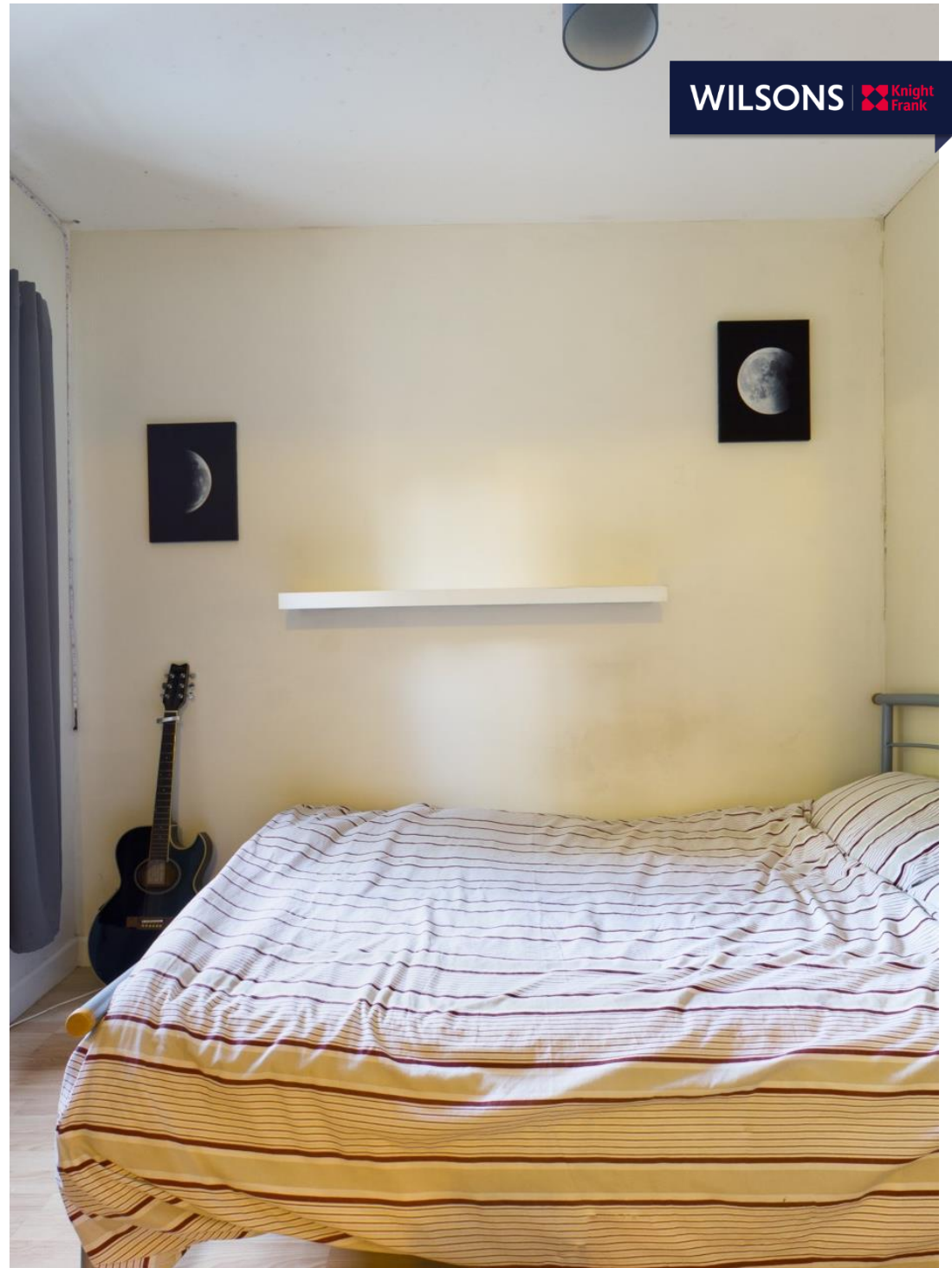
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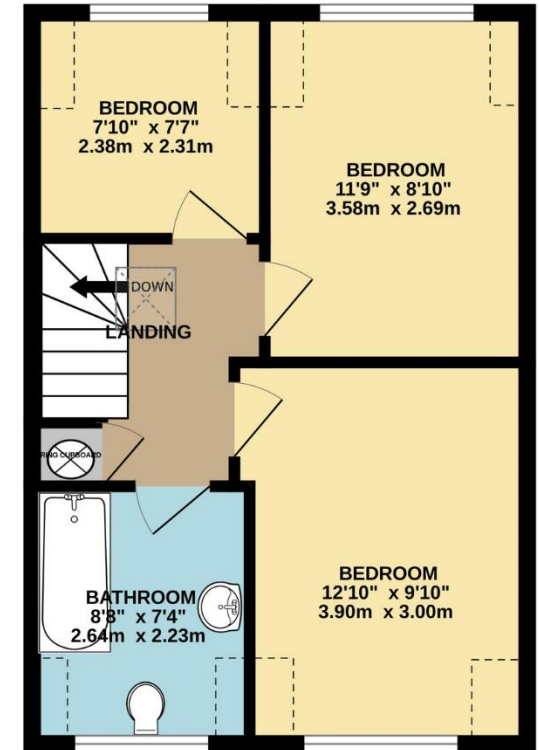
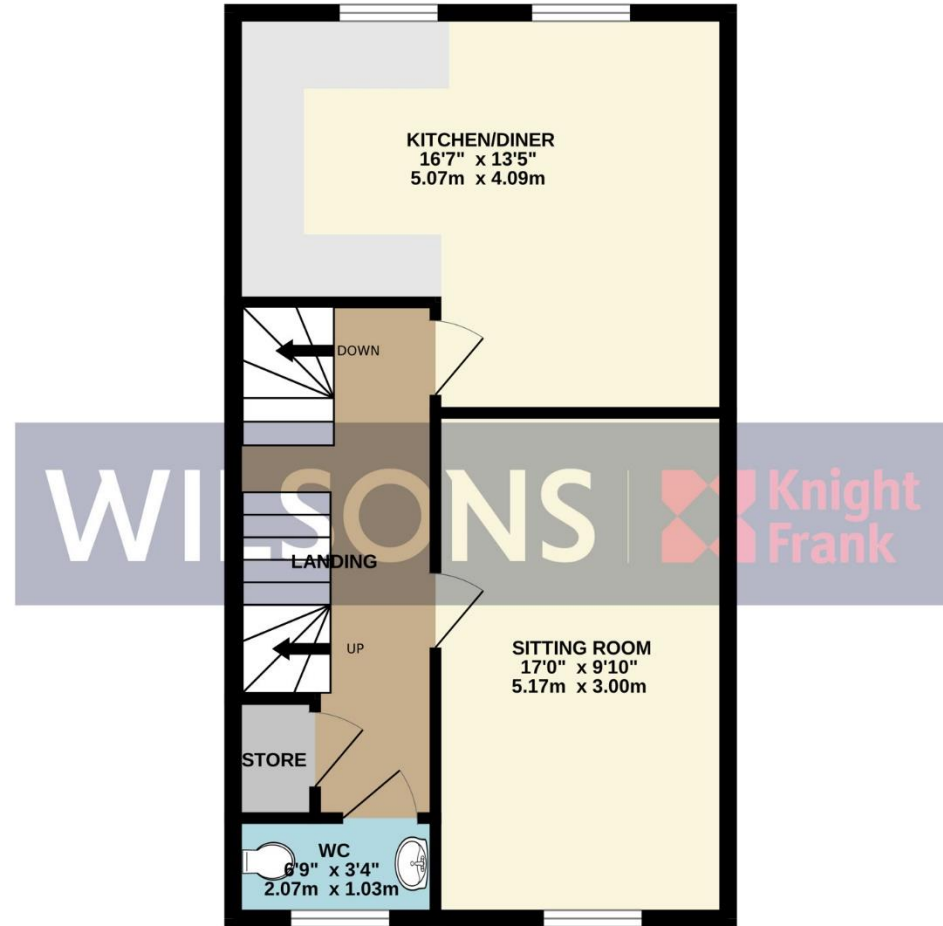
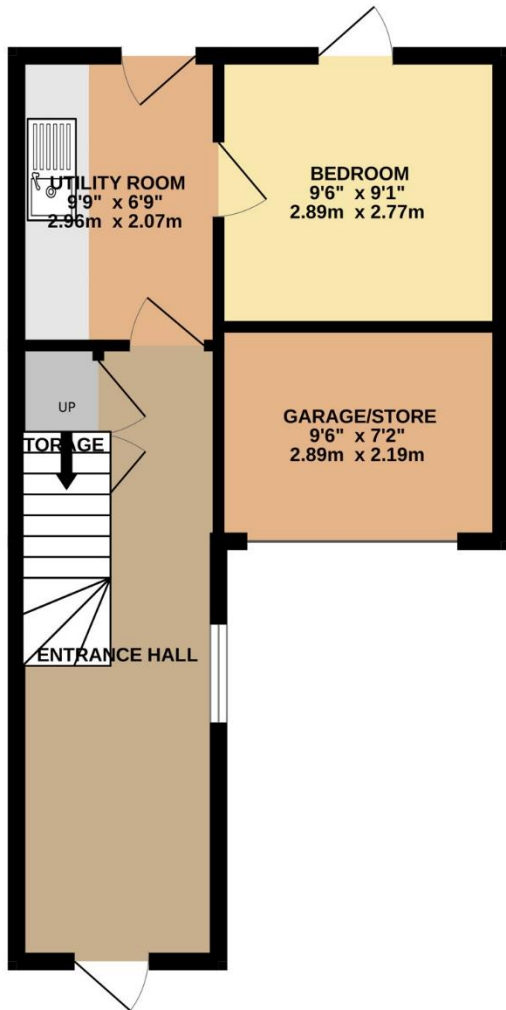




GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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 drains
Mains water
Electric heating

DIRECTIONS

Heading East along the coast road, take a left at La Mare Slip into La Rue Du Maupertuis. Take the left turning opposite The Good Companions Club. No 14 La Cambrette is approx 100 meters on the right hand side.

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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