

INTRODUCING
34 Grasett Park, St Saviour, JE2 7XD



Connecting People & Property Perfectly.

New to market is this delightful four bedroom First Time Buyers home situated on the outskirts of town close to amenities and conveniently close to the beach. Traditionally laid out over two floors, the downstairs briefly comprises entrance hall, living room, separate kitchen, wet room, bedroom and utility. The first floor provides two further double bedrooms and a single bedroom, with ample storage provided within the loft. To the exterior of the property there is an enclosed lawned southwest facing garden and also a paved area, ideal for Alfresco eating and entertaining guests. With designated, parking for one car plus ample visitor parking within the development. The property is in walk in condition throughout, yet there is potential to put your own stamp on the property and improve further. There is also a communal green and play area for children within the development. A great first home/step up the ladder for the young couple or family.

- **Semi Detached Home**
- **First Time Buyers Development**
- **Four bedrooms/ Two bathroom**
- **Convenient location**
- **Enclosed S/W facing garden**
- **Driveway and on street parking**

Price £670,000 | Qualified | Freehold



1



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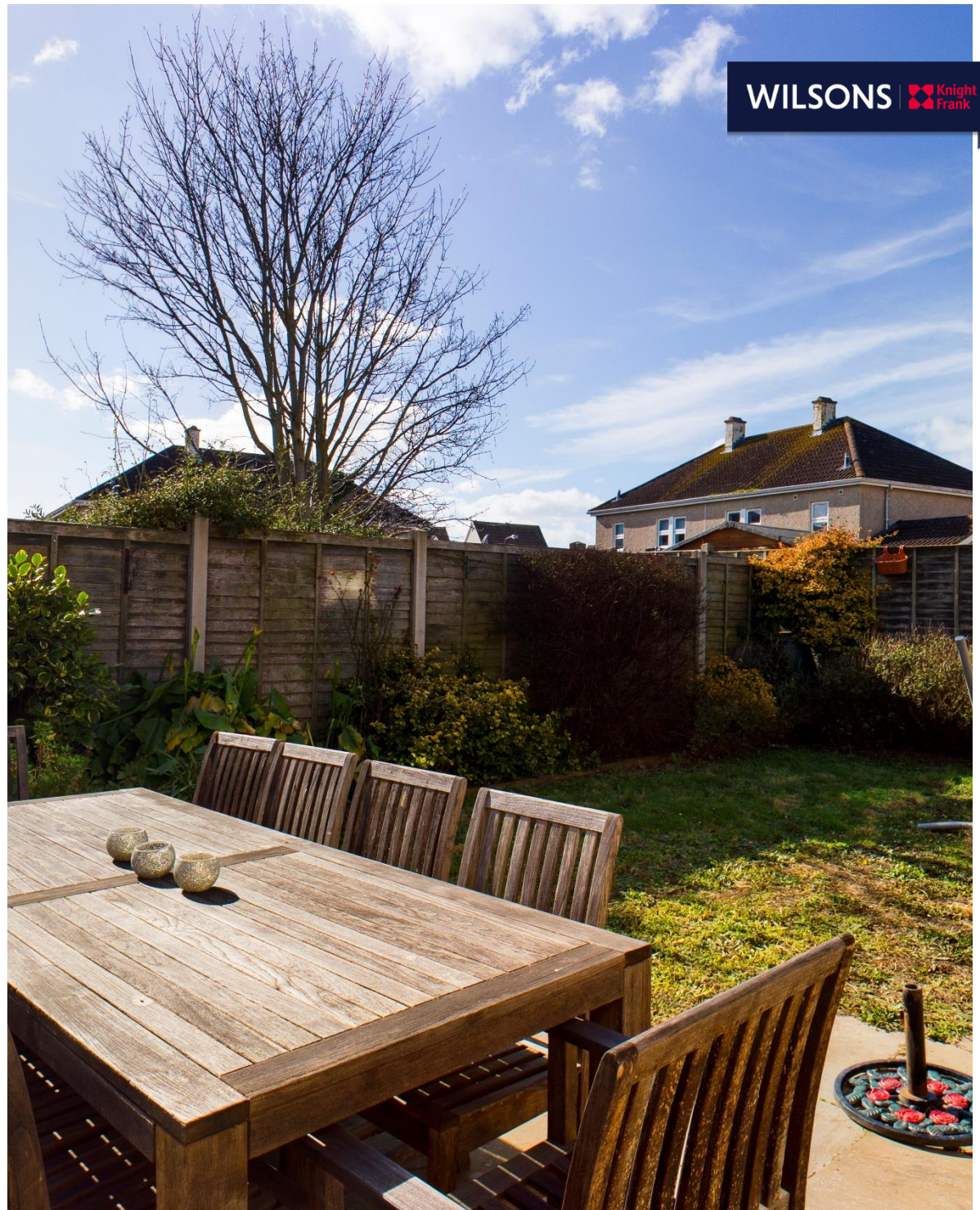


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PROPERTY ID: 3104







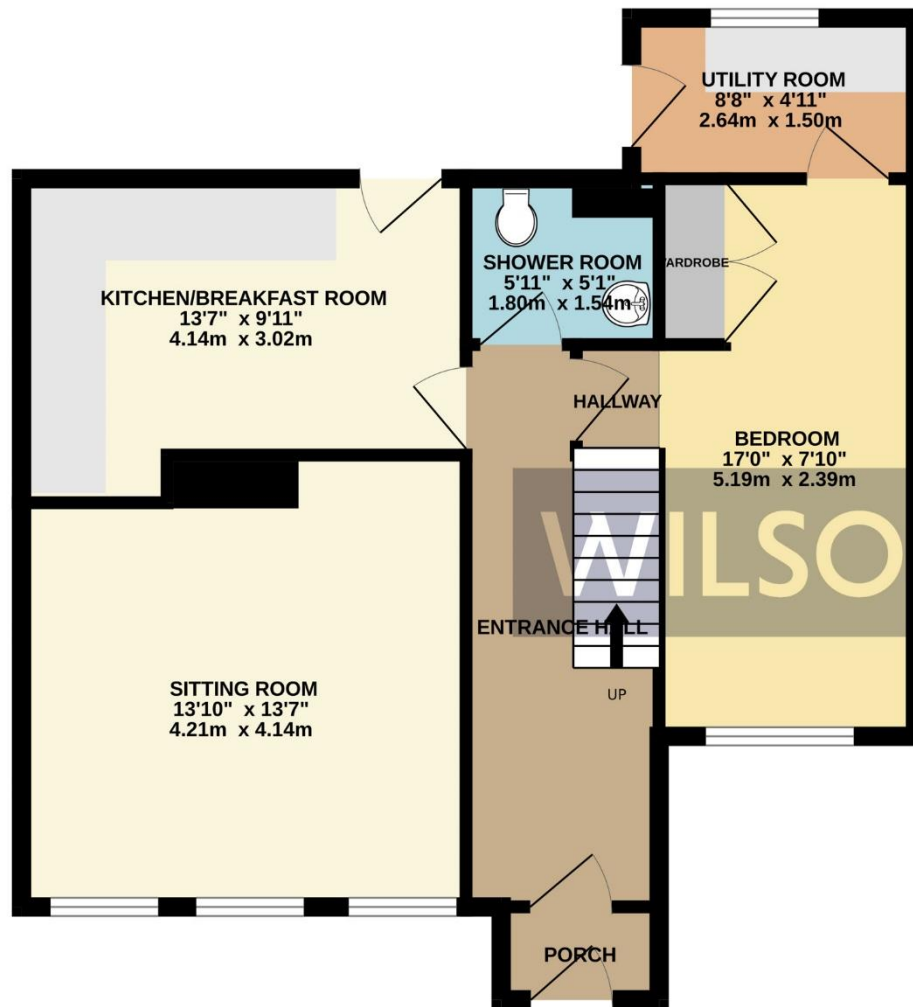




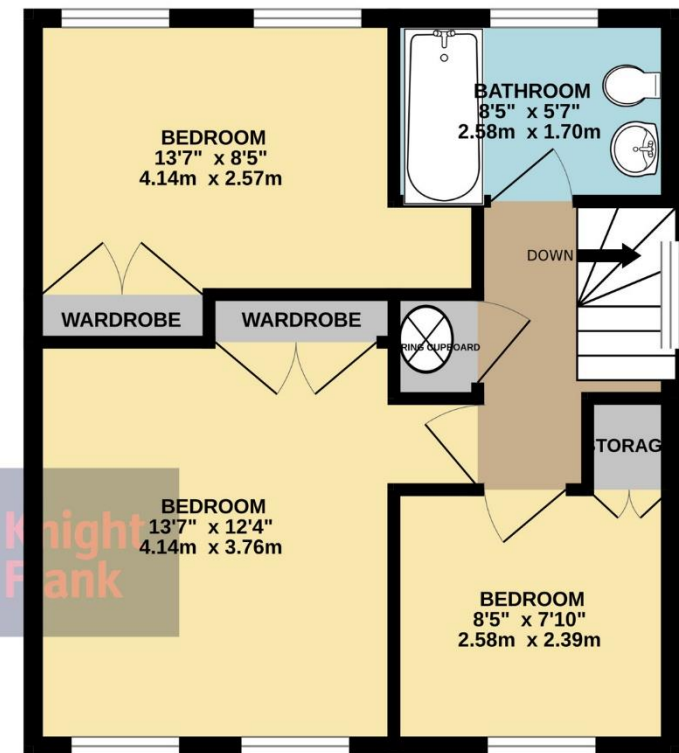




GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 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
Capped gas

SERVICE CHARGE

Contribution to communal grounds
(circa £250 pa)

DIRECTIONS

From Victoria road (opposite New Era) turn into Grasett Park, property is number 34

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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