

INTRODUCING
7 Le Clos De Badier, St Martin, JE3 6JJ

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

This three bedroom property, located in the highly desirable Maufant Village, offers an opportunity to create a personalised and stylish family home. Positioned in a lovely spot with an outlook over the green, this home is perfect for those looking to modernise and make it their own. The property features a spacious kitchen and a generous sitting room, ideal for family living and entertaining. The ground floor also benefits from a convenient cloakroom. Upstairs, you'll find three well-proportioned bedrooms and a house bathroom, providing plenty of space for family or guests.

Externally, the home enjoys an enclosed rear garden, perfect for outdoor gatherings or private relaxation, and a front patio area. With the added advantage of a garage and off street parking. Situated in a thriving community, the property is conveniently located close to excellent schools, ample local amenities, and a reliable bus route offering easy access to town.

This is an exciting opportunity to transform a property in a prime location into your dream home. Early viewing is highly recommended!

- **3 Bedroom home**
- **Requires modernisation**
- **Excellent location**
- **Enclosed back garden**
- **Front patio area**
- **Garage and parking**

Price £610,000 | Qualified | Freehold



PROPERTY ID: 3552



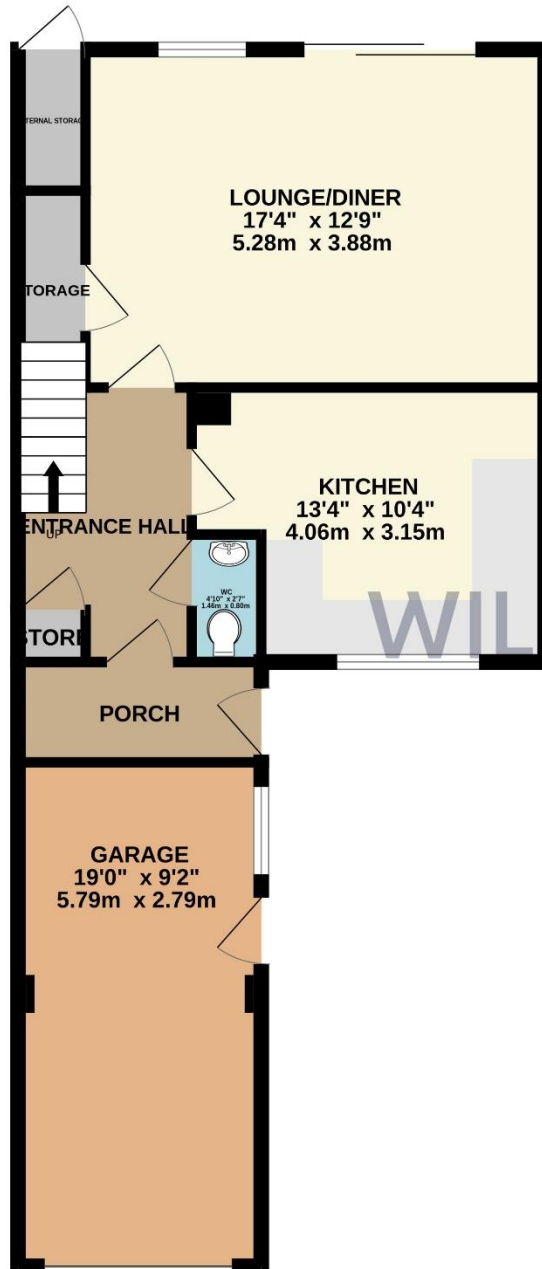




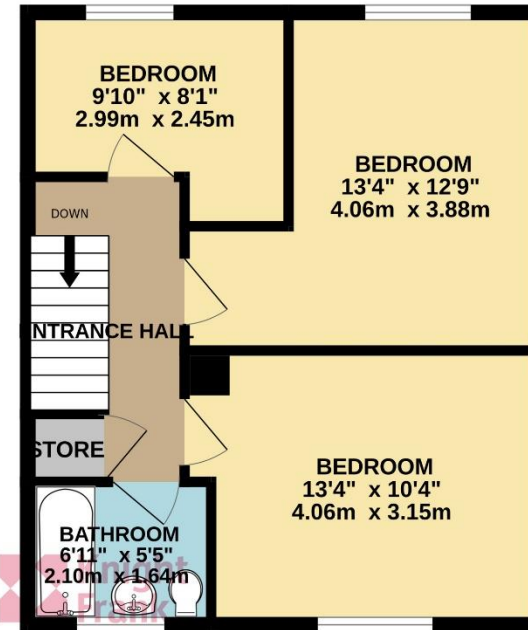




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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
Double glazed
Electric downstairs heating

DIRECTIONS

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.

Call: +44 (0) 1534 877977
Email: office@wilsons.je

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