

INTRODUCING
3 Balcon Terrace, Palace Close, St Saviour, JE2 7SH



Connecting People & Property Perfectly.

Ideally located within walking distance to major schools and just a short way from town and all local amenities, yet tucked away from busy roads is this tastefully updated and decorated three bed property.

On the ground floor you will find a spacious lounge which leads through into a beautifully newly fitted kitchen, complete with a centre island and breakfast bar. From the kitchen double doors lead out onto the low maintenance south facing garden currently laid with artificial lawn. Also contained on the ground floor is a toilet and a separate utility room.

Upstairs you will find three double bedrooms with the principle room having built in wardrobes. The house bathroom has been beautifully modernised and contains a shower over the bath.

Outside the front of the property is a small garage currently utilised as a gym and two designated parking spaces.

Early viewing is recommended to appreciate what this move in ready property has to offer.

- **Modernised three bed home**
- **Located close to major schools**
- **Two designated parking spaces**
- **Garage and utility**
- **Enclosed South facing garden**
- **Move in ready**



1



3

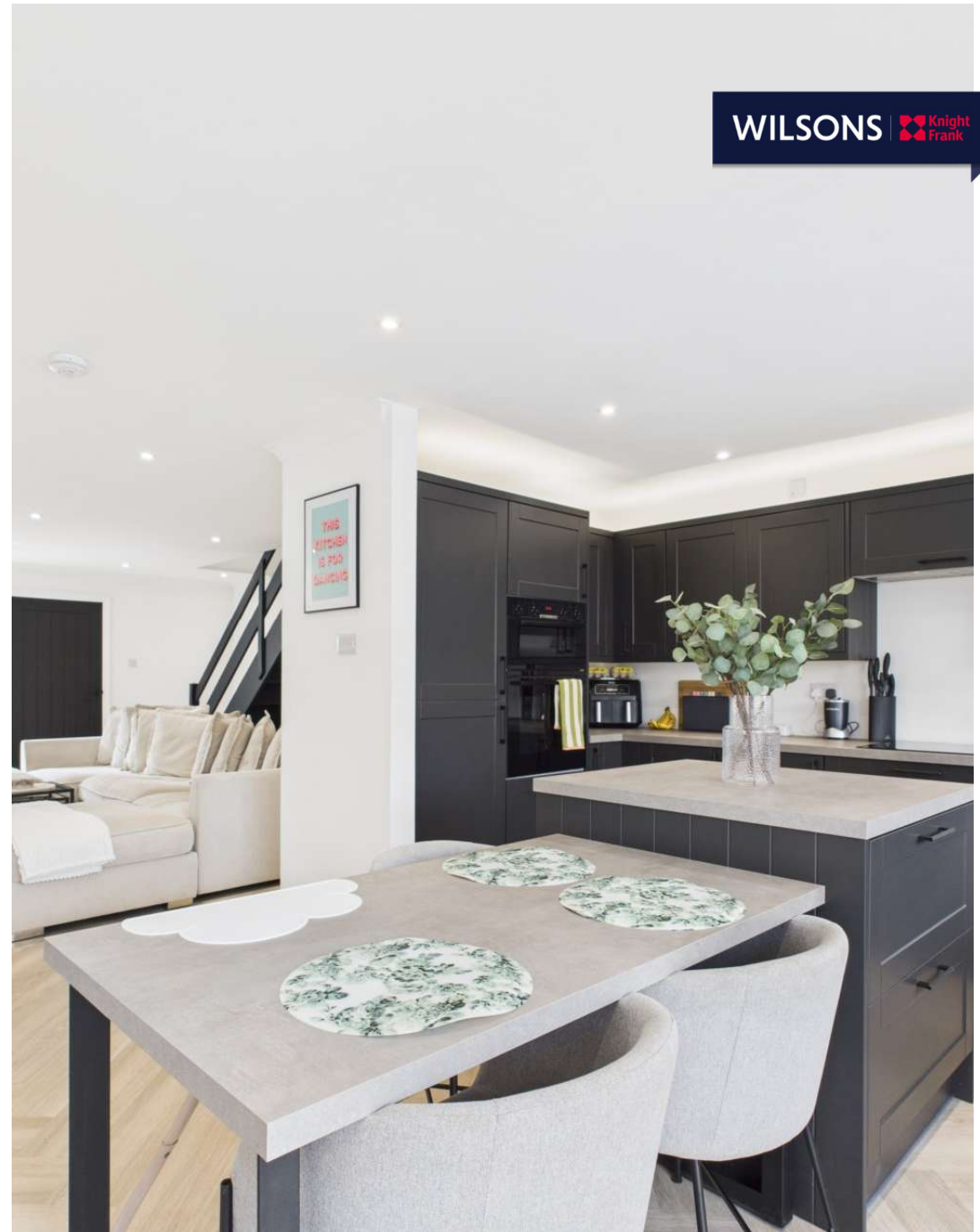


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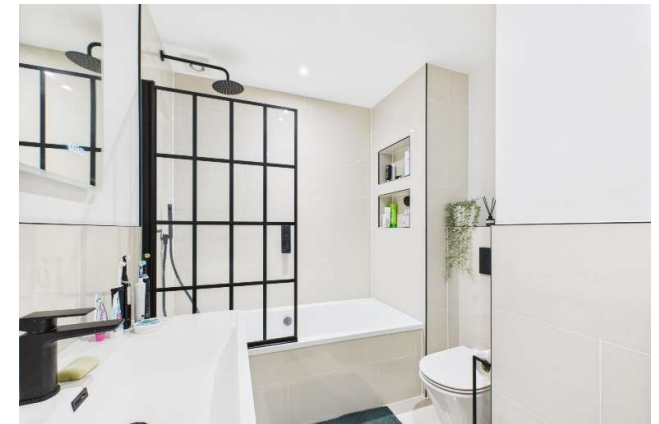
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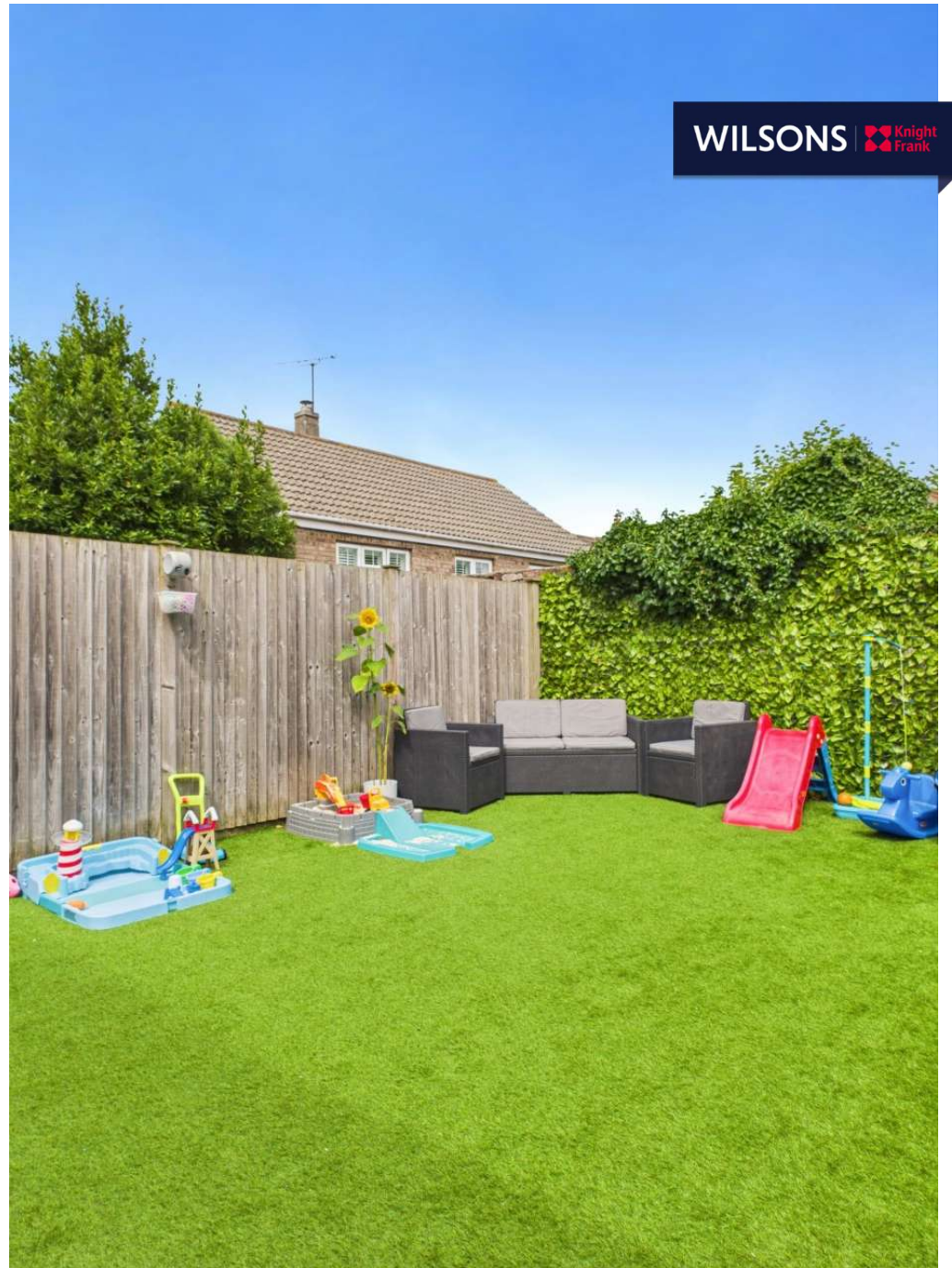
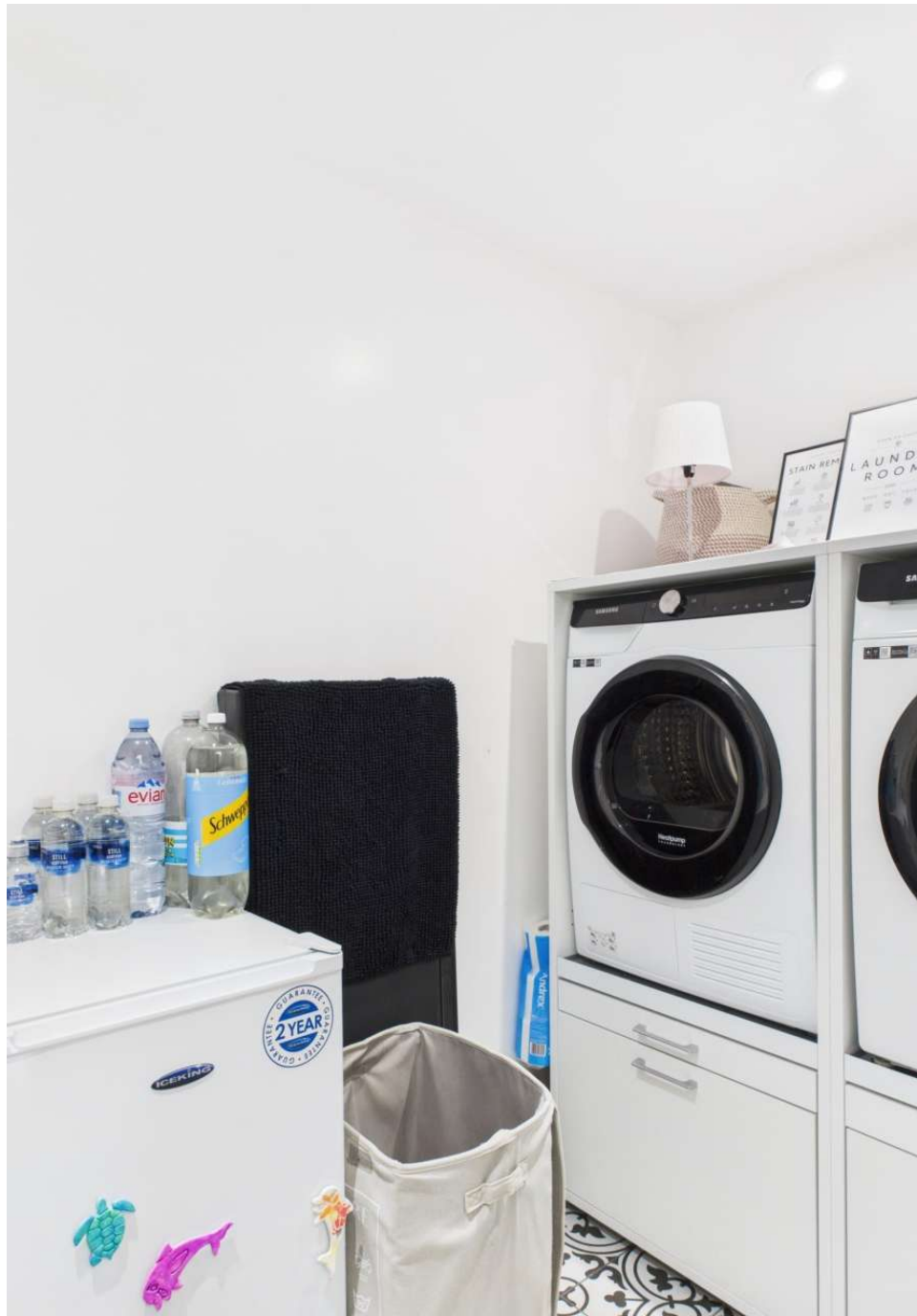
PROPERTY ID: 3696





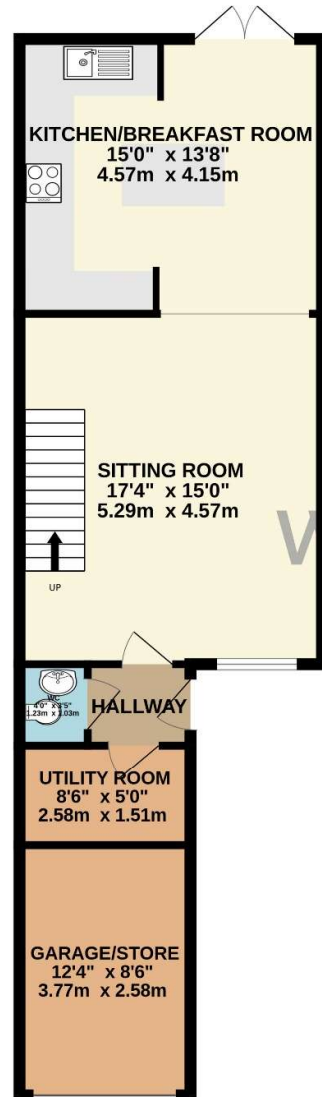




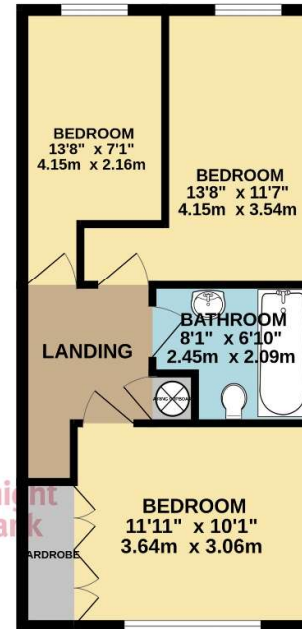




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

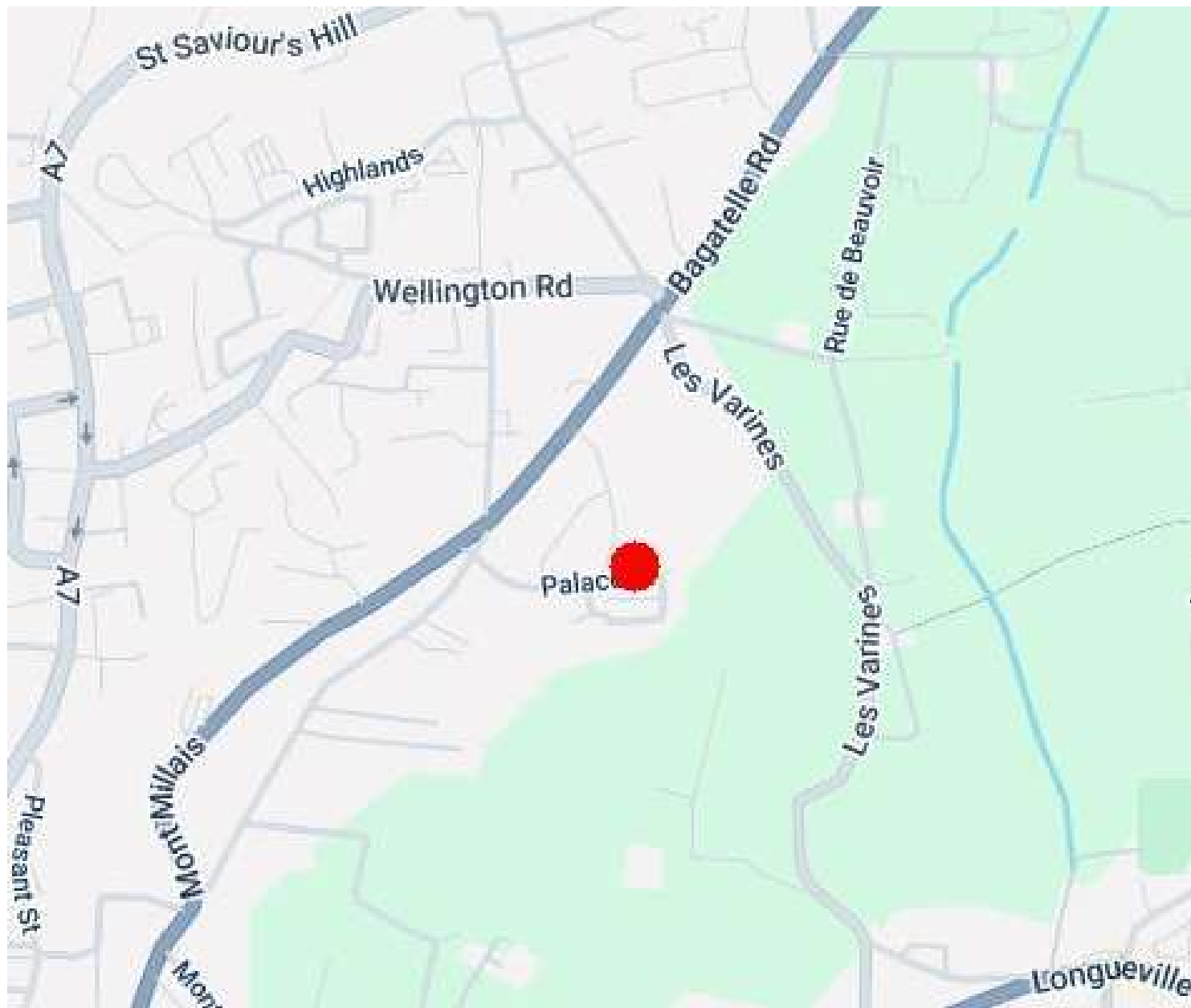


1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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

Electric heating

Mains water

Mains drains

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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