

SOLE  
AGENT

Rozel

La Grande Rue | St Saviours | GY79PS

This beautiful, detached brick cottage is presented to the market in move-in condition and is conveniently located near Perelle coast road, with quiet lanes on the doorstep and both shops and restaurants nearby. The property is full of character and charm benefitting from original features throughout. Accommodation comprises lounge/diner, kitchen/breakfast room, two bedrooms, a study/nursery and a shower room. To the rear of the property is a low maintenance garden predominantly laid to lawn with mature borders and a gravel patio. There is a rear pathway that leads to a detached garage/workshop as well as a driveway which provides parking for two/three cars. The front garden is also laid to lawn with a small gated drive that can fit an additional vehicle.

**£695,000**

ESTATE AGENTS &amp; PROPERTY MANAGERS

**3 BEDROOMS****1 BATHROOM****1 RECEPTION****Shields  
& Rutland**

OPENING DOORS SINCE 1993

# PHOTOS



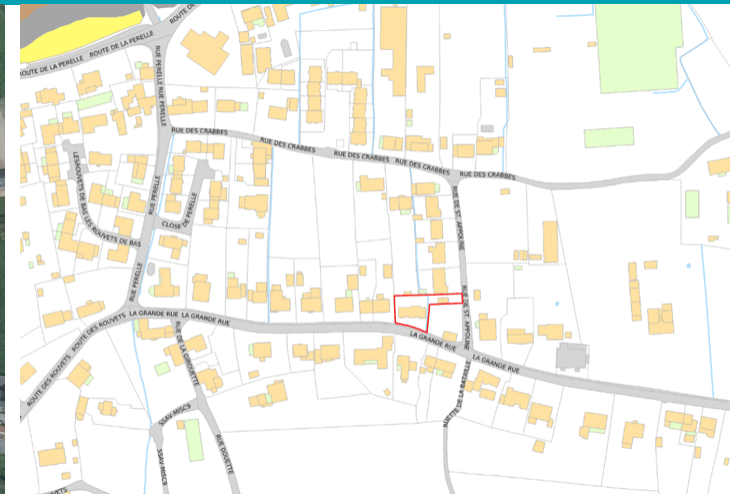
# PHOTOS



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# SPECIFICATIONS



## Entrance Hall

7.25m x 1.06m (23' 9" x 3' 6")

## Lounge/Diner

6.05m x 3.21m (19' 10" x 10' 6")

## Kitchen

4.03m x 3.13m (13' 3" x 10' 3")

## Bedroom 1

3.71m x 3.10m (12' 2" x 10' 2")

## Bedroom 2

3.62m x 2.77m (11' 11" x 9' 1")

## Study/ Nursery

2.70m x 2.61m (8' 10" x 8' 7")

## Boot Room

2.09m x 2.01m (6' 10" x 6' 7")

## Shower Room

2.81m x 1.61m (9' 3" x 5' 3")

## Utility Cupboard

1.73m x 0.92m (5' 8" x 3' 0")

## Rear Porch

1.79m x 0.93m (5' 10" x 3' 1")

## Garden

To the rear of the property is a low maintenance garden predominantly laid to lawn with mature borders and a gravel patio.

## Parking

In addition to the garage, there is parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Parquet flooring
- Desirable location
- Perelle Bay nearby
- Ample parking
- New carpet in bedroom

## SERVICES

Mains drain, water and electricity. Oil fired central heating. uPVC double glazing.

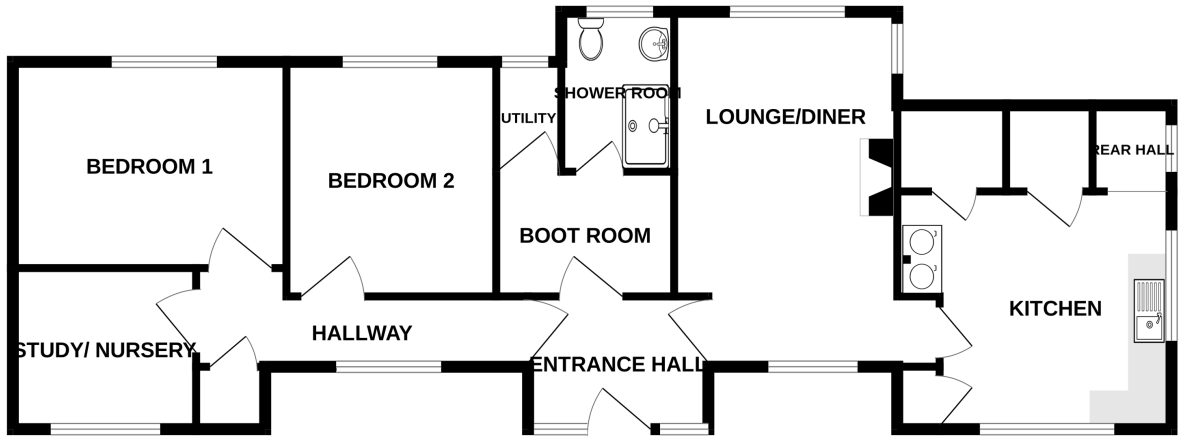
## APPLIANCES INCLUDED

To be confirmed

## SCHOOL CATCHMENT

La Houquette Primary School and Les Beaucamp High School

## GROUND FLOOR



ROZEL

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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