



Indigo

- Versatile period home with huge potential
- Six bedrooms and two bathrooms
- Two generous reception rooms
- Separate kitchen and sun room
- Spacious garage with large workshop over
- Rear enclosed garden



£699,999

## **Property Overview**

This versatile period town house, located in the heart of town, presents a rare opportunity for those seeking a character home with genuine development potential.

Offering six bedrooms, two bathrooms (one on the ground floor and one on the first floor, a separate bright living room, dedicated dining room, kitchen, utility room, and sun room, the property provides generous and flexible accommodation across several floors.

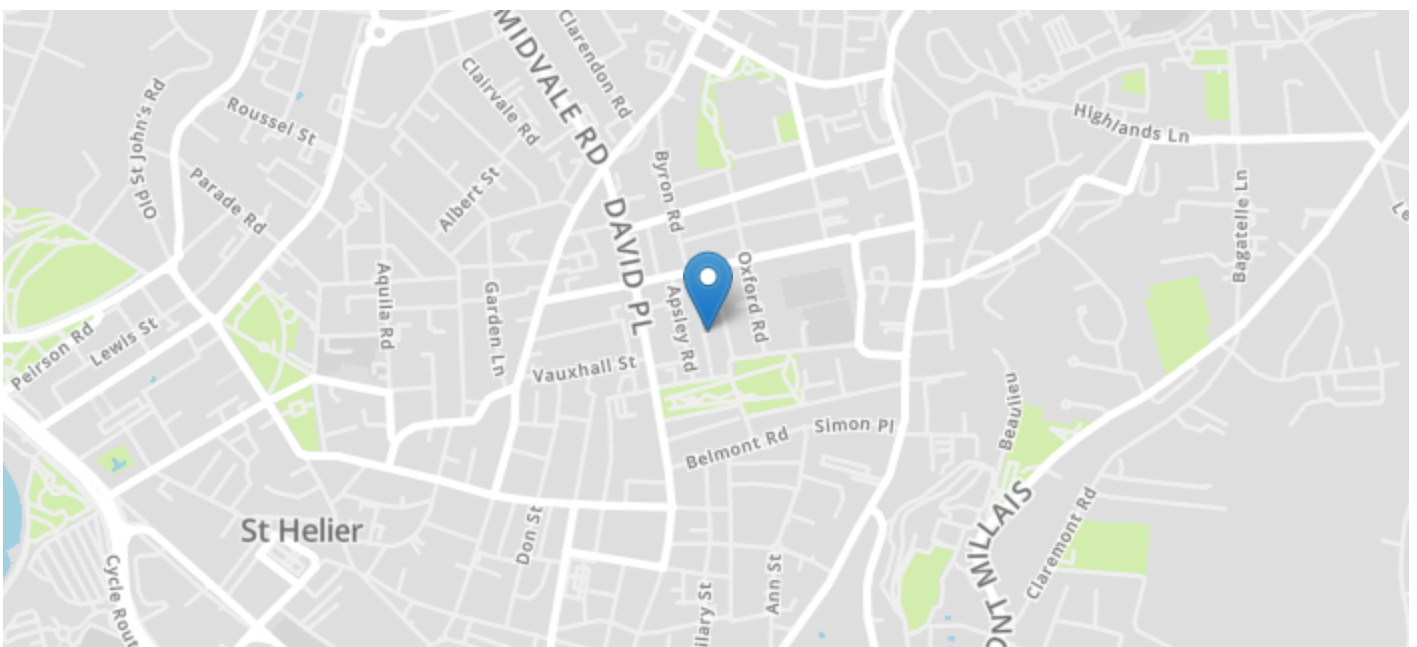
To the rear, there is an enclosed garden and access to a substantial garage and workshop. While the outbuildings require some refurbishment, they offer exciting potential for redevelopment or conversion (subject to the necessary planning permissions). With the right planning approval this property is ideal for those in the building or trade sectors who would benefit from a workshop or workspace conveniently located in town, while also enjoying the comfort of a spacious family home.

A truly unique opportunity with scope to add significant value.

## **Agents Notes**

All mains excluding gas. Mains drains. No central heating installed. Listed Building Grade 3.

## **Directions**







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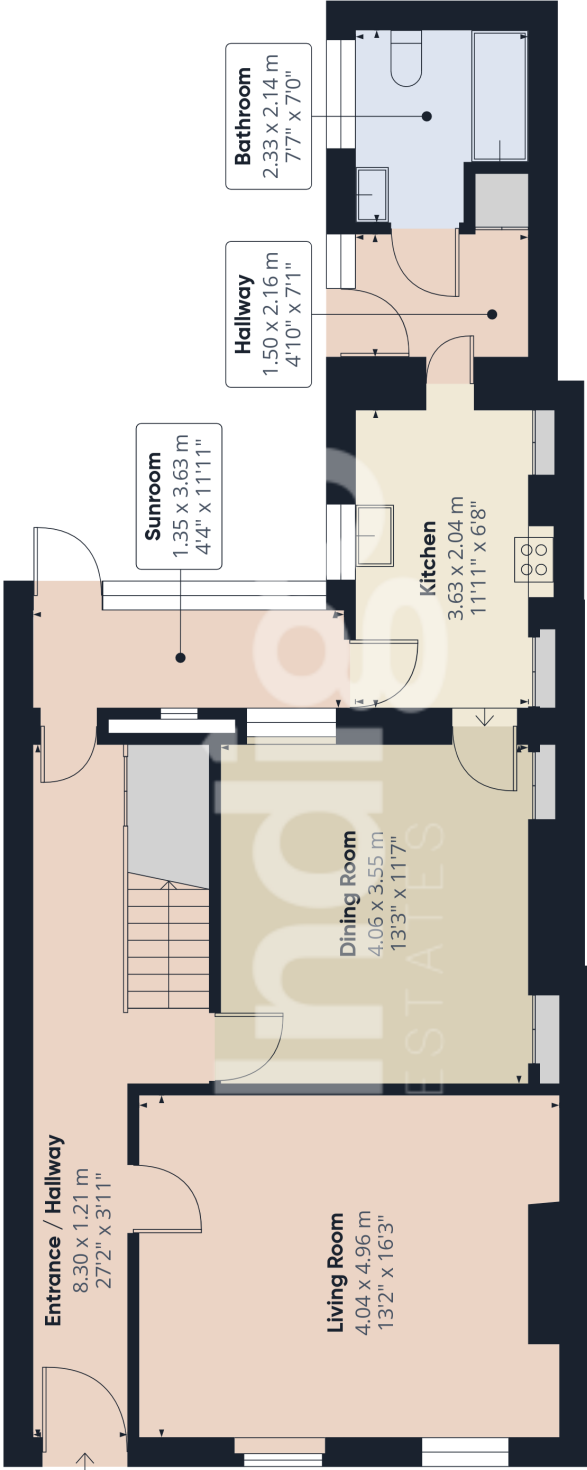
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call: (01534) 63 99 55

Email: [Sales@indigo.je](mailto:Sales@indigo.je)

Web: [www.indigo.je](http://www.indigo.je)



<div>Indigo ESTATES</div>	 <p><b>Entrance / Hallway</b> 8.30 x 1.21 m 27'2" x 3'11"</p> <p><b>Living Room</b> 4.04 x 4.96 m 13'2" x 16'3"</p> <p><b>Dining Room</b> 4.06 x 3.55 m 13'3" x 11'7"</p> <p><b>Sunroom</b> 1.35 x 3.63 m 4'4" x 11'11"</p> <p><b>Kitchen</b> 3.63 x 2.04 m 11'11" x 6'8"</p> <p><b>Hallway</b> 1.50 x 2.16 m 4'10" x 7'1"</p> <p><b>Bathroom</b> 2.33 x 2.14 m 7'7" x 7'0"</p> <p><b>Ground Floor Building 1</b></p>	<p>Approximate total area<sup>m</sup> 70.1 m<sup>2</sup> 754 ft<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>
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