

Kerling, Queen's Avenue, St Helier, Jersey, Channel Islands. JE2  
3ZE

£685,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

A beautiful period semi detached house situated on a quiet residential lane, just a short walk to the town centre. Having been tenanted for the last few years the owner has maintained the property well and has had a new Economy 20 plus boiler fitted. Internally this versatile home offers a living room and dining room, kitchen with utility, integral garage and a cloakroom (W.C.) on the ground floor. To the first floor are 2 double bedrooms a single bedroom and a large bathroom, above this floor is a huge loft. The property enjoys a sizeable rear secure patio garden and to the front is parking for 2 to 3 cars. No onward chain. Sole agent.

## FEATURES

- 3 bedroom semi detached house
- Integral garage, separate utility room
- Livingroom open to dining room
- Quiet town location
- Garage and 2 parking spaces
- No onward chain. Sole agent.



## ROOM DESCRIPTIONS

### Directions

Travelling up Queens Road from Rouge Bouillon take the 1st right into Queen's Avenue, the property is on the LHS.  
What3words: <https://w3w.co/mopped.veal.vocab>

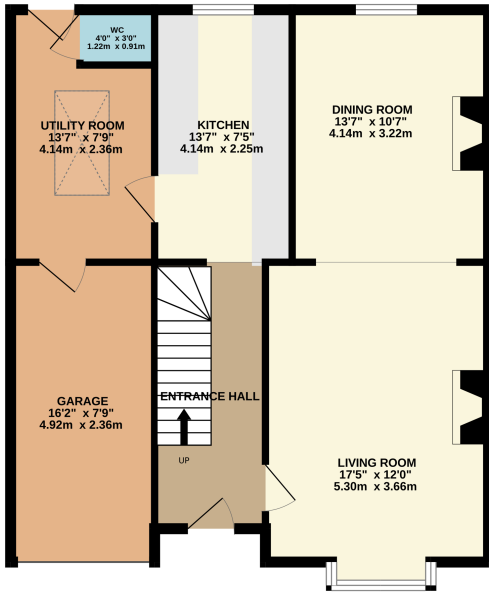




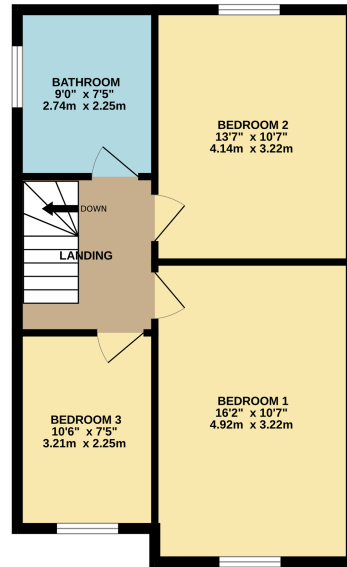


# FLOORPLAN

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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.  
Made with Metropix ©2022