

SOLE
AGENT

La Mignonne

7 Les Sejours Au Pied | Delancey Lane | St Sampson | GY24BT

This semi-detached property is located in a corner of a quiet clos with both Town and The Bridge a short drive away and Delancey Park a couple of minutes' walk from the front door. La Mignonne is presented to the market requiring upgrading but has fantastic potential to create a lovely home. Accommodation comprises lounge/diner, kitchen, two bedrooms and a bathroom. To the rear of the property is a low maintenance patio garden with gated access to the front of the house. A single car garage provides parking for one car and there are visitor spaces on the clos. This is an ideal property for both first-time buyers or those looking for a buy-to-let.

£450,000

ESTATE AGENTS & PROPERTY MANAGERS

2 BEDROOMS

1 BATHROOM

1 RECEPTION

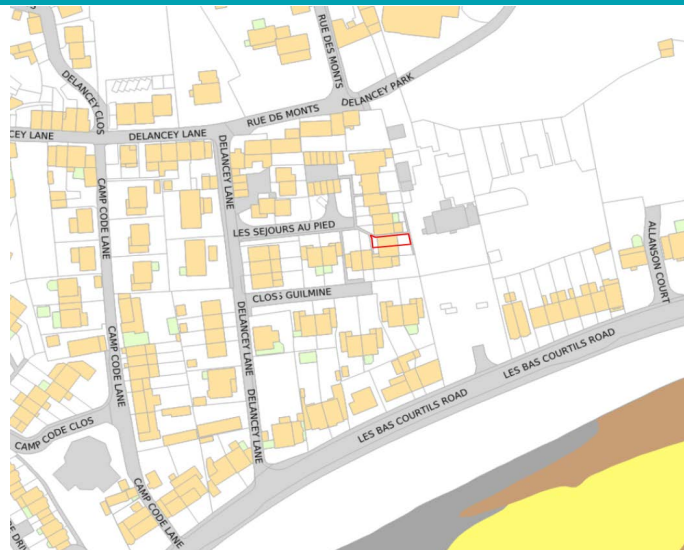
Shields
& Rutland

OPENING DOORS SINCE 1993

Awaiting Photos



SPECIFICATIONS



Entrance Porch

1.10m x 0.90m (3' 7" x 2' 11")

Lounge/Diner

5.13m x 3.87m (16' 10" x 12' 8")

Kitchen

3.86m x 2.20m (12' 8" x 7' 3")

First Floor Landing

3.32m x 1.89m (10' 11" x 6' 2")

Bedroom 1

4.51m x 3.83m (14' 10" x 12' 7")

Bedroom 2

3.54m x 2.05m (11' 7" x 6' 9")

Bathroom

1.72m x 1.08m (5' 8" x 3' 7")

Garden

To the rear of the property is a low maintenance patio garden with gated access to the front of the house.

Parking

A single car garage provides parking for one car and there are visitor spaces on the clos.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Quiet clos
- uPVC double glazed
- Low maintenance
- Visitor parking

SERVICES

Mains water, electricity and drainage. Electric night storage heating.

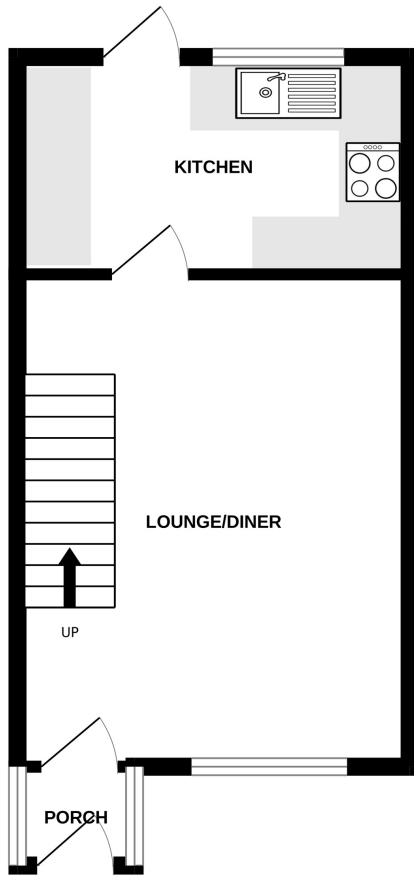
APPLIANCES INCLUDED

To be agreed at sale

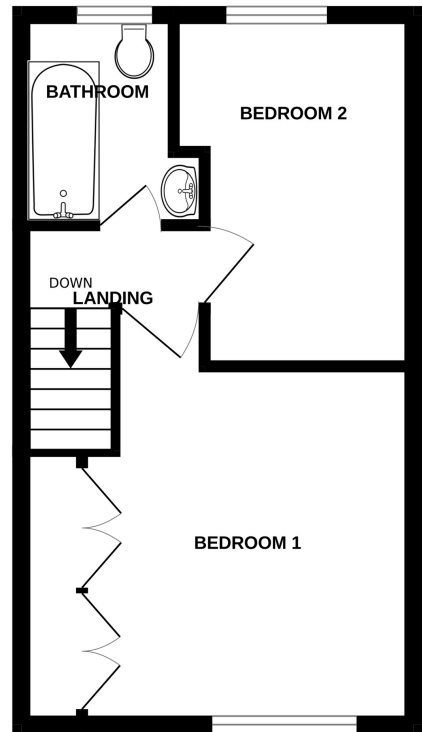
SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

GROUND FLOOR



1ST FLOOR



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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