

SOLE  
AGENT

## 5 Emma Place

Mont Morin | St Sampson | GY24JD

This beautifully presented mid-terrace home is conveniently located near Delancey Park and the amenities at The Bridge. The property is set back from the road in a quiet location and has been recently upgraded by the current owner. Accommodation comprises lounge, dining room, kitchen, lean-to storage area, a utility area, two double bedrooms a bathroom and a shower room. To the rear of the property is an enclosed garden which is partially laid to lawn and has a raised patio area. The brick paved driveway provides parking for at least one car or two smaller vehicles. There is also excellent on-street parking in the area with the potential to rent a space at the park if required. Interestingly, there are lapsed plans to reconfigure the layout to create a three bedroom house.

**£545,000**

2 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland

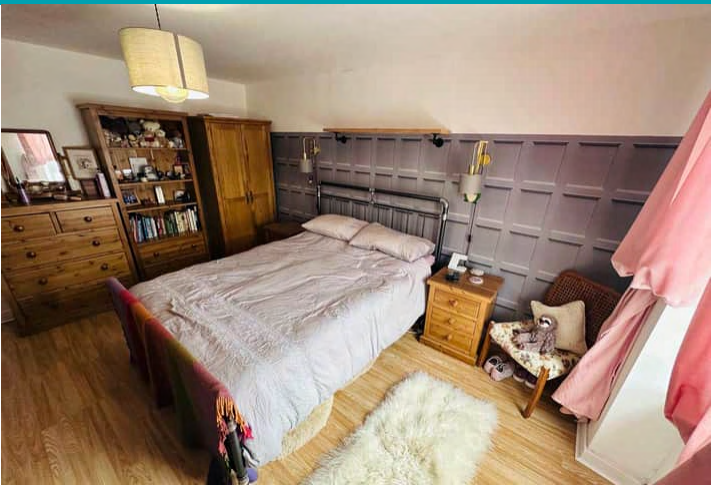


PHOTOS



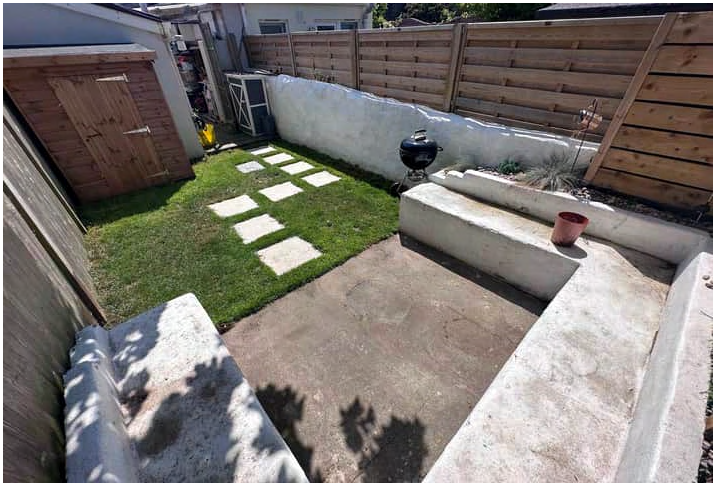
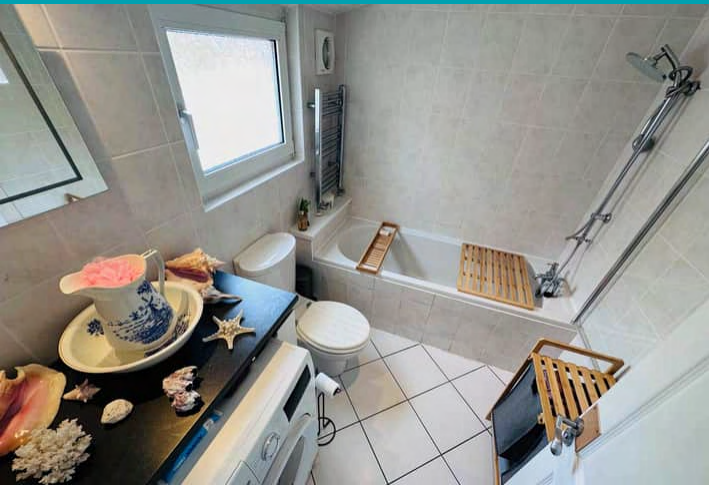


PHOTOS





PHOTOS



# SPECIFICATIONS



**Entrance Hall**

1.24m x 1.17m (4' 1" x 3' 10")

**Lounge**

4.30m x 4.22m (14' 1" x 13' 10")

**Dining Room**

3.72m x 2.68m (12' 2" x 8' 9")

**Kitchen**

3.10m x 1.97m (10' 2" x 6' 6")

**Utility Hallway**

1.47m x 0.95m (4' 10" x 3' 2")

**Bathroom**

2.25m x 1.85m (7' 5" x 6' 1")

**Lean-To**

5.11m x 1.66m (16' 9" x 5' 5")

**First Floor Landing**

1.01m x 0.83m (3' 4" x 2' 9")

**Bedroom 1**

4.28m x 3.45m (14' 1" x 11' 4")

**En-Suite Shower Room**

1.46m x 1.33m (4' 9" x 4' 4")

**Bedroom 2**

4.42m x 2.67m (14' 6" x 8' 9")

**Parking**

The brick paved driveway provides parking for at least one car or two smaller vehicles.

**Garden**

The rear garden is completely enclosed and low maintenance. It is partially laid to lawn with a raised patio area.

**PRICE INCLUDES**

To be agreed at sale

**SPECIAL FEATURES**

- Double glazing.
- Large attic
- Modern and spacious
- Low maintenance garden

**SERVICES**

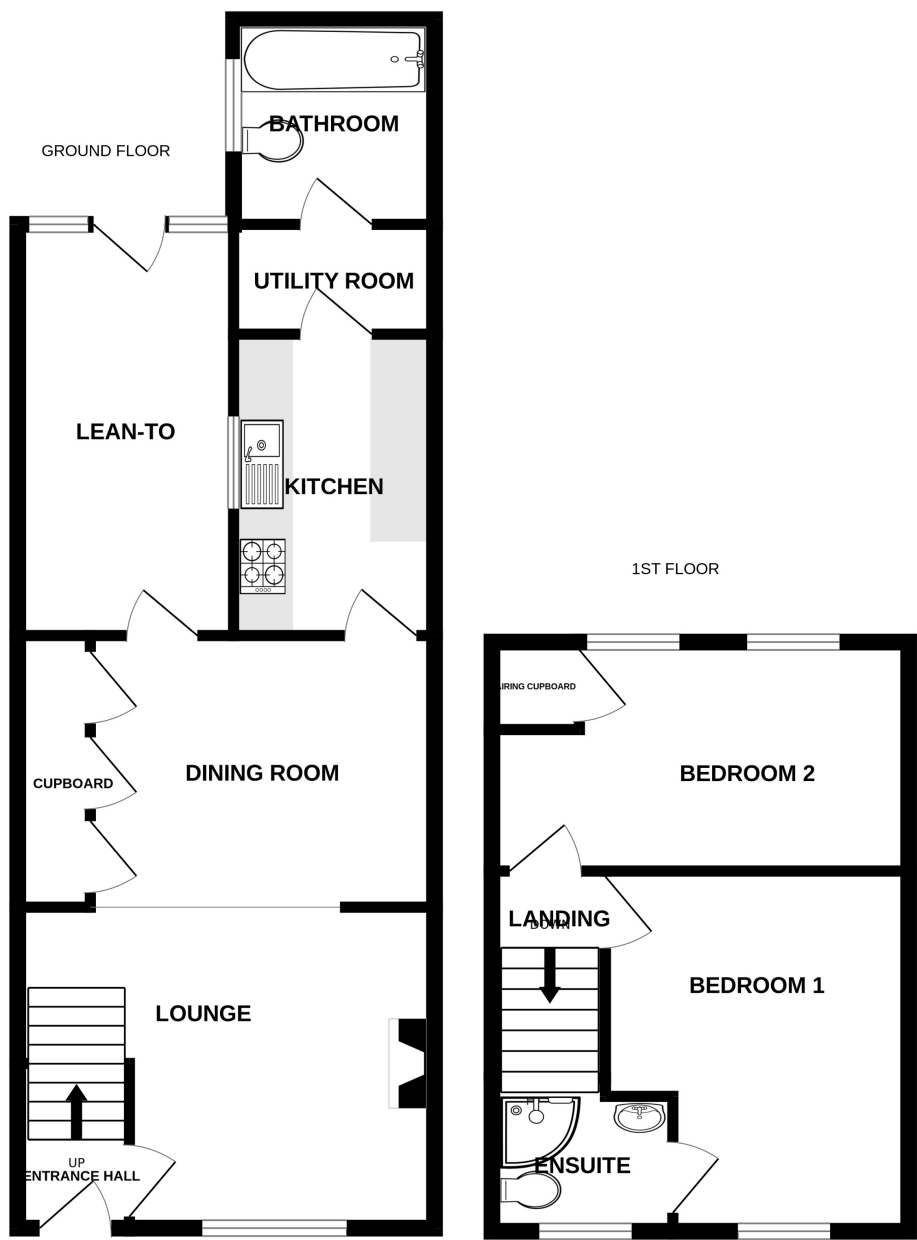
Mains drain, water and electricity.  
Gas central heating.

**APPLIANCES INCLUDED**

- Samsung single oven
- Neff four ring hob
- Hotpoint slimline dishwasher
- Fridge/freezer
- Bosch washing machine

**SCHOOL CATCHMENT**

Vale Primary School  
St Sampson High School



5 EMMA PLACE

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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