



SOLE
AGENT

Lilywhite

22 Le Courtil De Fontaine | Tertre Lane | Vale | GY35UA

This semi-detached house is presented to the market in excellent condition and boasts wonderful social space and beautifully decorated rooms throughout. The property is located on a quiet clos, with Bordeaux nearby and the amenities of The Bridge a short walk away. Accommodation comprises large lounge, sun room, kitchen, two bedrooms, a bathroom and a shower room. The property benefits from a lawned front garden which provides an area for children's play apparatus. There is also a low-maintenance, west-facing rear patio which is ideal for al-fresco dining. The patio has gated access to the allocated parking area which provides tandem parking for two vehicles. There is also visitor parking on the clos.

2 BEDROOMS

2 BATHROOM

2 RECEPTIONS

£575,000

ESTATE AGENTS & PROPERTY MANAGERS

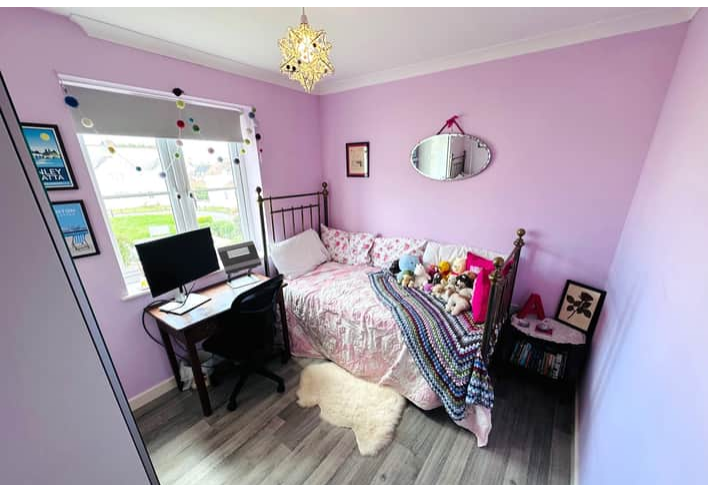
Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



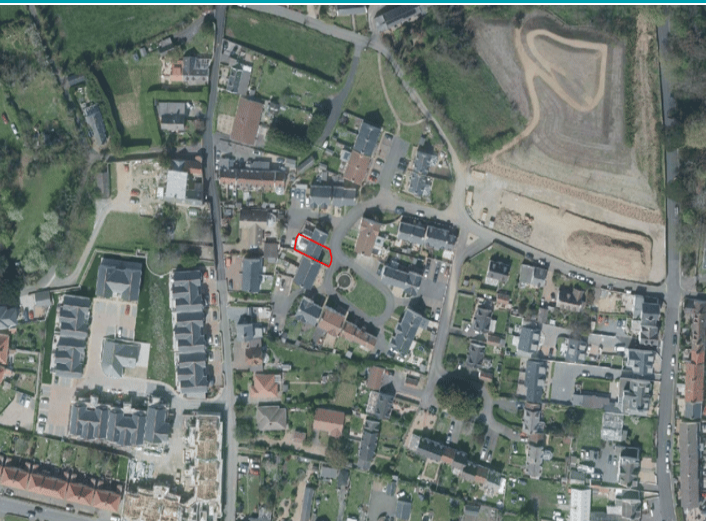
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.03m x 1.91m (6' 8" x 6' 3")

Kitchen

3.44m x 1.91m (11' 3" x 6' 3")

Lounge

5.63m x 3.97m (18' 6" x 13' 0")

Sun Room

3.82m x 3.27m (12' 6" x 10' 9")

First Floor Landing

2.81m x 2.06m (9' 3" x 6' 9")

Master Bedroom

3.48m x 3.40m (11' 5" x 11' 2")

Ensuite

2.05m x 1.55m (6' 9" x 5' 1")

Bedroom 2

3.49m x 2.55m (11' 5" x 8' 4")

Bathroom

2.59m x 1.67m (8' 6" x 5' 6")

Garden

There is a lawned front garden which provides an area for children's play apparatus. There is also a low-maintenance, west-facing rear patio which is ideal for al-fresco dining.

Parking

Parking is provided by two allocated spaces in tandem to the rear of the property with gated access to the back door. There is also visitor parking on the clos.

PRICE INCLUDES

Blinds, flooring and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Under floor heating throughout
- Excellent condition
- Light and spacious

SERVICES

Mains water, electricity and drainage. Electric central heating.

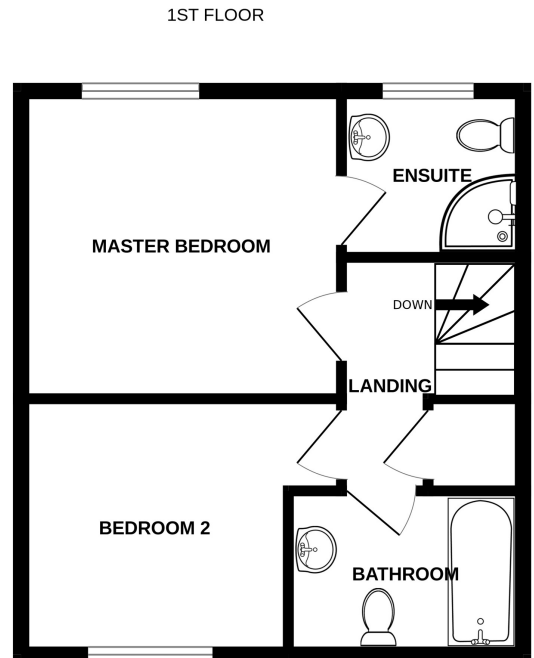
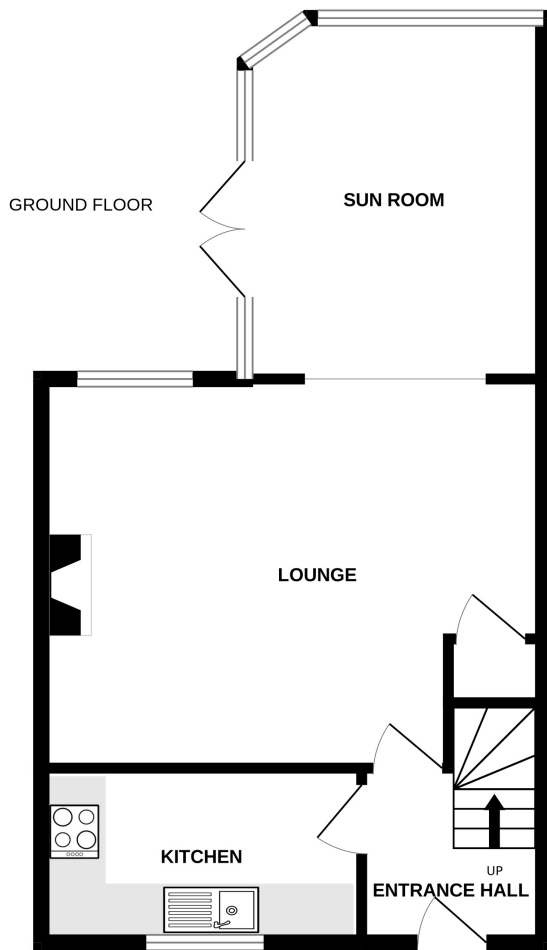
APPLIANCES INCLUDED

- Integrated fridge
- Integrated freezer
- Integrated Beko washing machine
- Integrated Hotpoint dishwasher
- Hotpoint double oven
- Hotpoint four ring hob
- Extractor fan

SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

FLOORPLAN



LILYWHITE

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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T 01481 714445
E Guernsey

Shields & Rutland, 31 Gategny Esplanade, Guernsey,
Channel Islands, GY1 1WR

shieldsandrutland.gg

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