

**SOLE
AGENT**

No 2 Fougères

Rue Jacques | St Sampson |

This semi-detached new-build house has been built to a high specification and is one of three recently constructed properties. It is located in a quiet lane with Delancey Park in walking distance and both town and L'Ancrese a short drive away.

Accommodation comprises open plan lounge/kitchen/diner, two double bedrooms, a bathroom, a WC and a utility area. Parking is provided by a single garage with an additional space on the brick paved driveway. To the rear of the property is a low maintenance garden completely laid to patio with a raised border. Regret no smokers or pets. Available mid-November.

2 BEDROOMS

1 BATHROOM

1 RECEPTION

£2,300 pcm

**Shields
& Rutland**

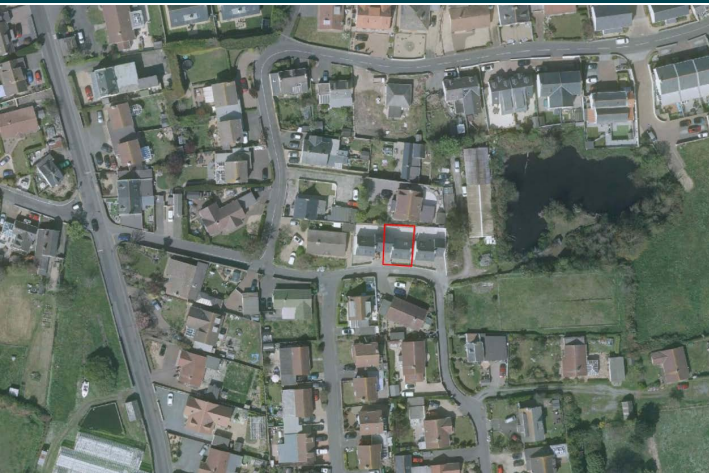
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.01m x 1.51m (6' 7" x 4' 11")

Lounge

3.88m x 3.18m (12' 9" x 10' 5")

Kitchen/Diner

6.03m x 2.7m (19' 9" x 8' 10")

Garage/Utility Area

4.98m x 2.74m (16' 4" x 9' 0")

WC

1.42m x 1.06m (4' 8" x 3' 6")

First Floor Landing

2.86m x 2.98m (9' 5" x 9' 9")

Master Bedroom

4.92m x 3.19m (16' 2" x 10' 6")

Bedroom 2

4.96m x 2.73m (16' 3" x 8' 11")

Bathroom

2.65m x 1.68m (8' 8" x 5' 6")

Garden

To the rear of the property is a low maintenance garden completely laid to patio with a raised border.

Parking

Parking is provided by a single garage with an additional space on the brick paved driveway.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Good storage
- Quiet lane
- Light and spacious
- Recently built

SERVICES

Mains water, electricity and drainage.

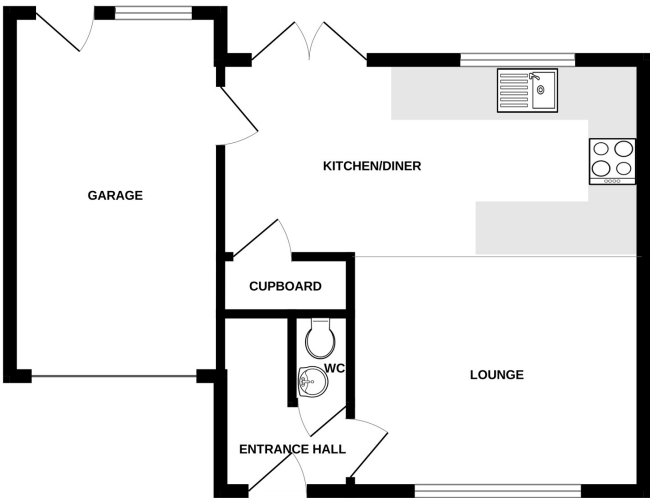
APPLIANCES INCLUDED

- Integrated fridge
- Integrated freezer
- Neff integrated dishwasher
- Neff single oven
- Neff 4 ring hob
- Neff extractor fan

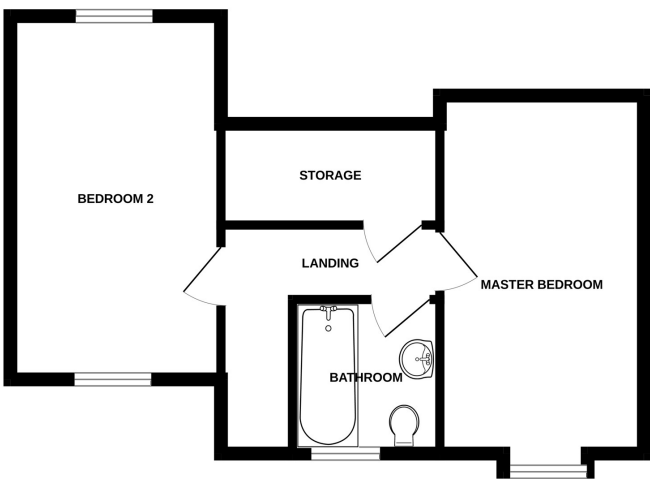
SCHOOL CATCHMENT

Vale Primary School and St Sampson 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.
Made with Metropix ©2023