

SOLE  
AGENT

## Sarnia

La Colline Des Bas Courtils | St Saviour |

This semi-detached family home is presented to the market in excellent condition and is located on a quiet popular clos in the heart of St Saviour. The spacious accommodation comprises kitchen/diner, lounge, conservatory, two double bedrooms and a bathroom. To the rear is a low maintenance small patio area. The property benefits from a working fireplace, excellent storage and the potential to create a second parking space. There is currently one allocated parking space and numerous visitor spaces on the clos.

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2 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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£530,000



# PHOTOS



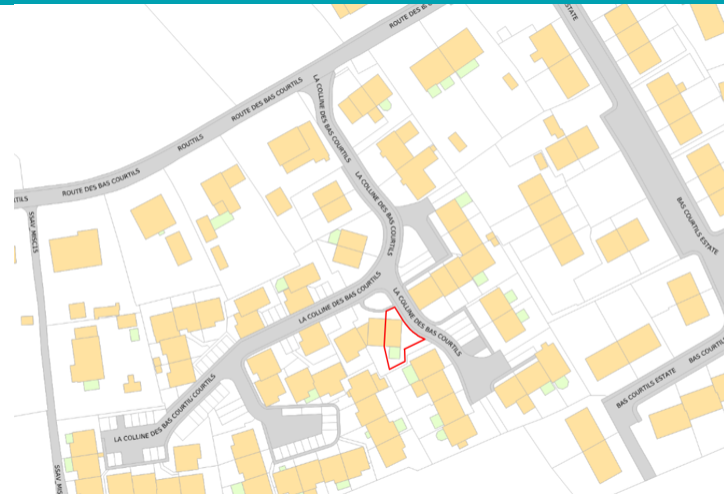
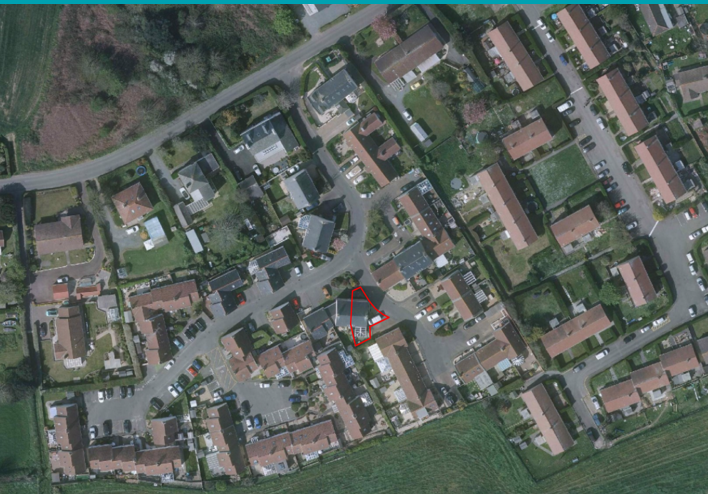


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

2.16m x 1.20m (7' 1" x 3' 11")

## Kitchen/Diner

4.79m x 3.80m (15' 9" x 12' 6")

## Lounge

4.81m x 3.71m (15' 9" x 12' 2")

## Conservatory

3.85m x 3.34m (12' 8" x 10' 11")

## First Floor Landing

3.76m x 2.37m (12' 4" x 7' 9")

## Master Bedroom

4.80m x 2.78m (15' 9" x 9' 1")

## Bedroom 2

3.70m x 3.04m (12' 2" x 10' 0")

## Bathroom

2.52m x 1.63m (8' 3" x 5' 4")

## Garden

To the rear of the property is a small patio area.

## Parking

There is an allocated space for one car and visitor parking on the clos.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Light and spacious
- Quiet Clos
- Visitor parking
- Low maintenance

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## APPLIANCES INCLUDED

- Hotpoint oven
- Hotpoint four ring hob
- Extractor fan
- Hotpoint fridge and freezer
- Hotpoint dishwasher
- Electrolux washer/dryer

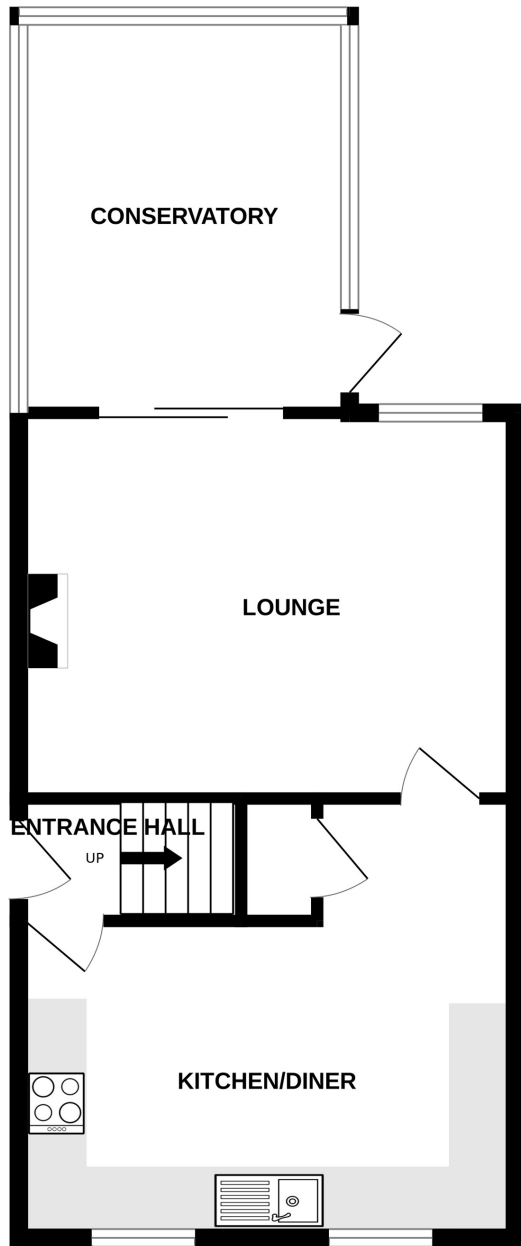
## SCHOOL CATCHMENT

La Houquette Primary School and Les Beaucamps High School

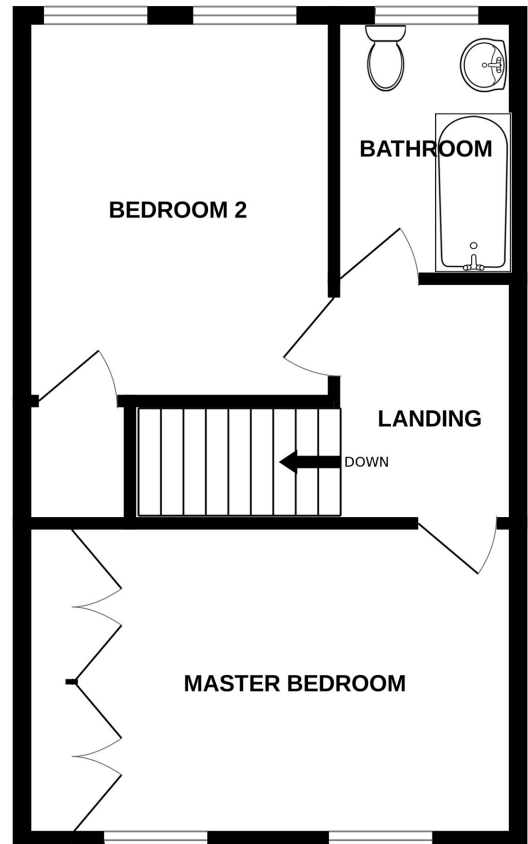


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



SARNIA

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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