

Welcome Home

ESTATE AGENTS LETTINGS SELF STORAGE



La Rue A Don
Grouville, JE3 9DZ
£1,150,000
Modernisation Project

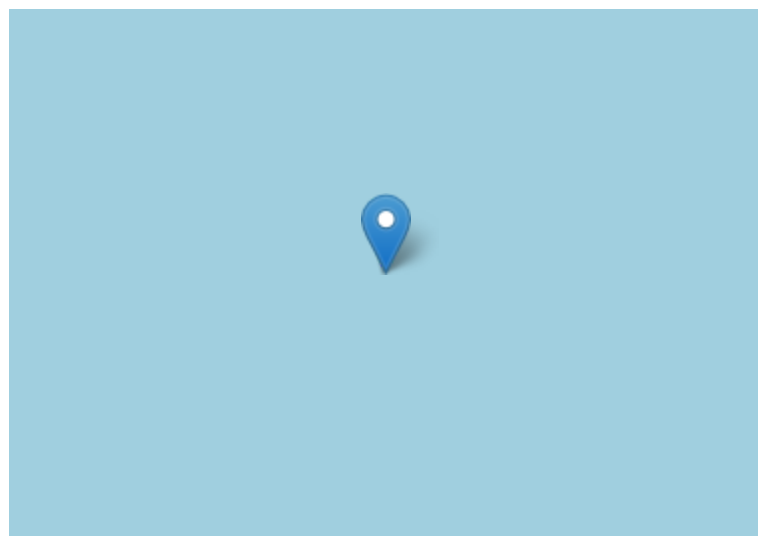
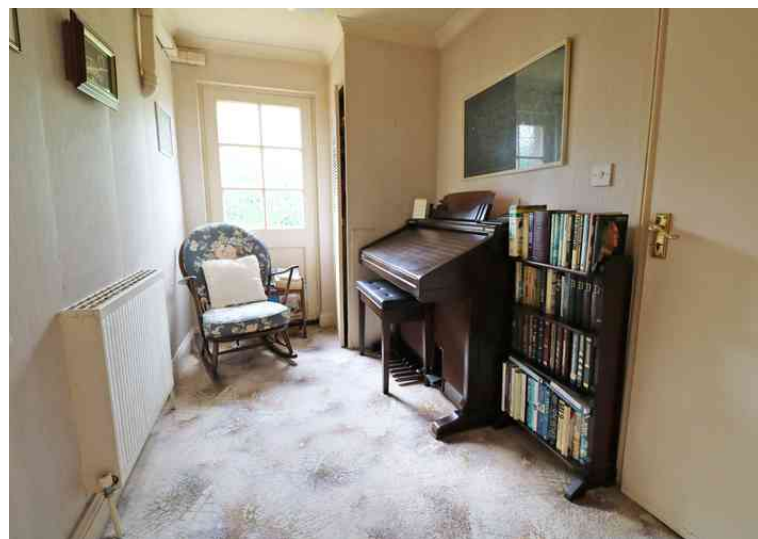
Detached Dormer Bungalow

This detached dormer bungalow is located in the popular parish of Grouville within walking distance of the beach, golf course and Gorey Village and also benefits from the bus stop and shops close by.

The property was built in 1984 and now requires complete modernisation throughout. All internal walls are stud walls therefore re-configuration should be relatively straightforward and great scope exists to increase the kitchen size if required. Two bedrooms and two bathrooms are located on the ground floor with a further two bedrooms and another bathroom upstairs.

The private garden wraps around the house and offers great privacy and plenty of all day sunshine. The external of the property is low maintenance with a granite and brick façade.

There is a large single integral garage and parking for 3-4 cars in front.





- **Detached Dormer Bungalow**
- **Complete Modernisation Required**
- **Wrap Around Sunny Garden**
- **Garage and Parking for 3**
- **Close to Gorey Village**
- **Great Potential to Enhance and Improve**

Additional Information

Oil fired central heating. Timber single glazed windows. Mains water and drains. Freehold.

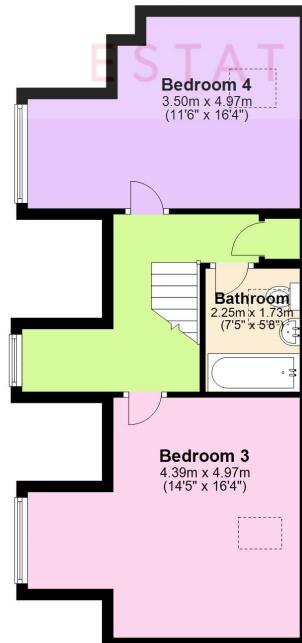
Ground Floor

Approx. 118.9 sq. metres (1280.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 165.0 sq. metres (1776.1 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.
Plan produced using PlanUp.

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