

SOLE  
AGENT

## Lawrie Villa

38 Clos Des Pecqueries | Rue Des Cottes | St Sampson | GY24TU

This semi-detached family home is located in the corner of a quiet and popular clos which is in waking distance to the west coast. The property is perfectly habitable but is in need of upgrading throughout. Accommodation comprises lounge, kitchen/diner, conservatory, three bedrooms, a dressing room and a bathroom. To the rear of the property is a low maintenance garden. The clos also benefits from a large communal garden in the centre of the clos. There is an allocated parking for one car.

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

**£575,000**

Shields  
& Rutland

Awaiting Photos



Awaiting Photos



# SPECIFICATIONS



## Porch

1.27m x 1.1m (4' 2" x 3' 7")

## Lounge

5.18m x 4.96m (17' 0" x 16' 3")

## Dining Room

2.77m x 2.62m (9' 1" x 8' 7")

## Kitchen

3.34m x 1.96m (10' 11" x 6' 5")

## Conservatory

3.87m x 3.25m (12' 8" x 10' 8")

## First Floor Landing

2.08m x 1.973m (6' 10" x 6' 6")

## Bedroom 1

3.07m x 2.46m (10' 1" x 8' 1")

## Dressing Room

2.63m x 1.74m (8' 8" x 5' 9")

## Bedroom 2

3.06m x 2.39m (10' 0" x 7' 10")

## Bedroom 3

3.07m x 1.81m (10' 1" x 5' 11")

## Bathroom

1.97m x 1.68m (6' 6" x 5' 6")

## Garden

To the rear of the property is a low maintenance garden. The clos also benefits from a large communal garden in the centre of the clos.

## Parking

There is an allocated parking space for one car.

## PRICE INCLUDES

Carpets and light fittings.

## SPECIAL FEATURES

- Quiet clos
- Dressing room
- Working fireplace
- Potential to upgrade

## SERVICES

Mains water, electricity and drainage.

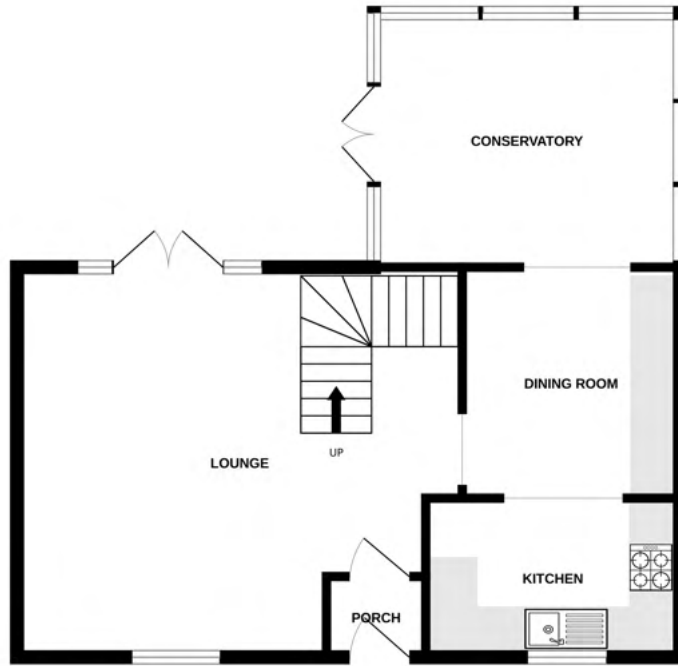
## APPLIANCES INCLUDED

To be agreed at sale

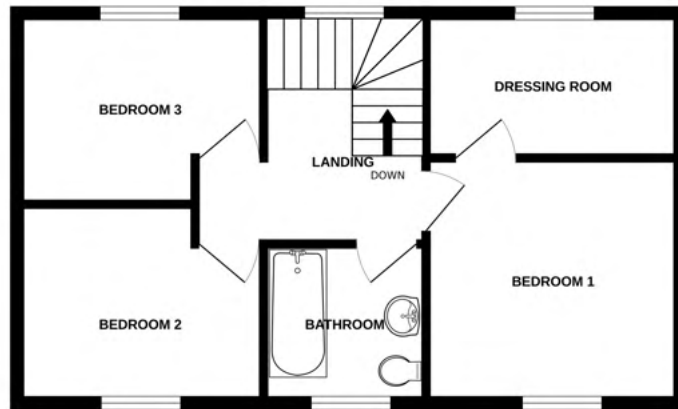
## SCHOOL CATCHMENT

Hautes Capelles 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.  
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