

**SOLE
AGENT****Croix du Lorier****Croix du Lorier Rue du Lorier |**

This detached bungalow sits on a large plot in a quiet area of St Saviours. The property requires renovation and could be habitable while undertaking work, however the site provides a fantastic opportunity for larger development. The current owners have not investigated the potential of the plot but it is expected that a complete knock down and rebuild of the current premises would be accepted and there would also be consideration given to the possibility of a second detached house owing to an existing, block built shed/store on the grounds. No permissions have been granted at this stage. Current accommodation comprises lounge, kitchen/diner, three bedrooms, bathroom and a WC. There is an abundance of parking and the gardens surround the house making a very private family home.

3 BEDROOMS**1 BATHROOM****1 RECEPTION****£995,000**

PHOTOS

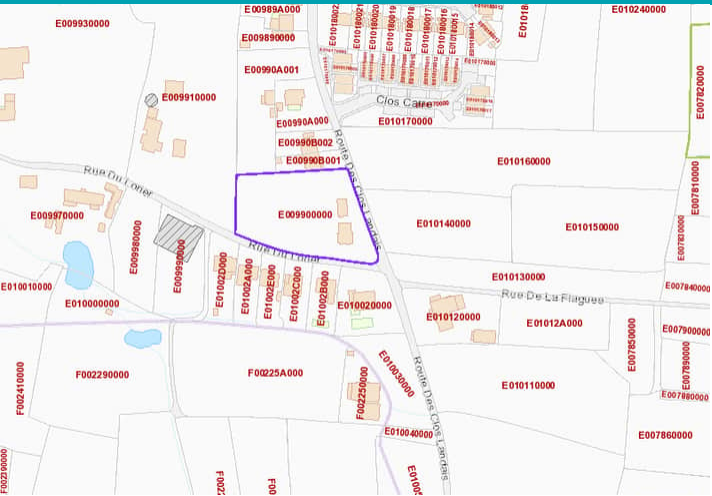


PHOTOS





SPECIFICATIONS



Entrance Hall

4.35m x 3.46m (14' 3" x 11' 4")

Kitchen/Diner

4.84m x 3.30m (15' 11" x 10' 10")

Lounge

4.54m x 4.29m (14' 11" x 14' 1")

Bedroom 1

3.89m x 3.47m (12' 9" x 11' 5")

Bedroom 2

2.91m x 2.87m (9' 7" x 9' 5")

Bedroom 3

3.40m x 2.08m (11' 2" x 6' 10")

Bathroom

1.84m x 1.79m (6' 0" x 5' 10")

WC

1.79m x 0.91m (5' 10" x 3' 0")

Garden

The property sits on a large site has an abundance of space around it with mature gardens to the rear, side and front. The land is bordered by mature trees and shrubs.

Parking

The property has a rear drive which gives access to the back of the property. While there is no designated parking area, there is no shortage of space for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Potential to develop
- Quiet location
- Large plot

SERVICES

Mains water and electricity. Cesspit drainage (main drain is in the road should you want to attach). Oil fired central heating. Aluminium double glazed windows.

APPLIANCES INCLUDED

LEC Fridge

Creda extractor fan

Four ring hob

Indesit Dishwasher

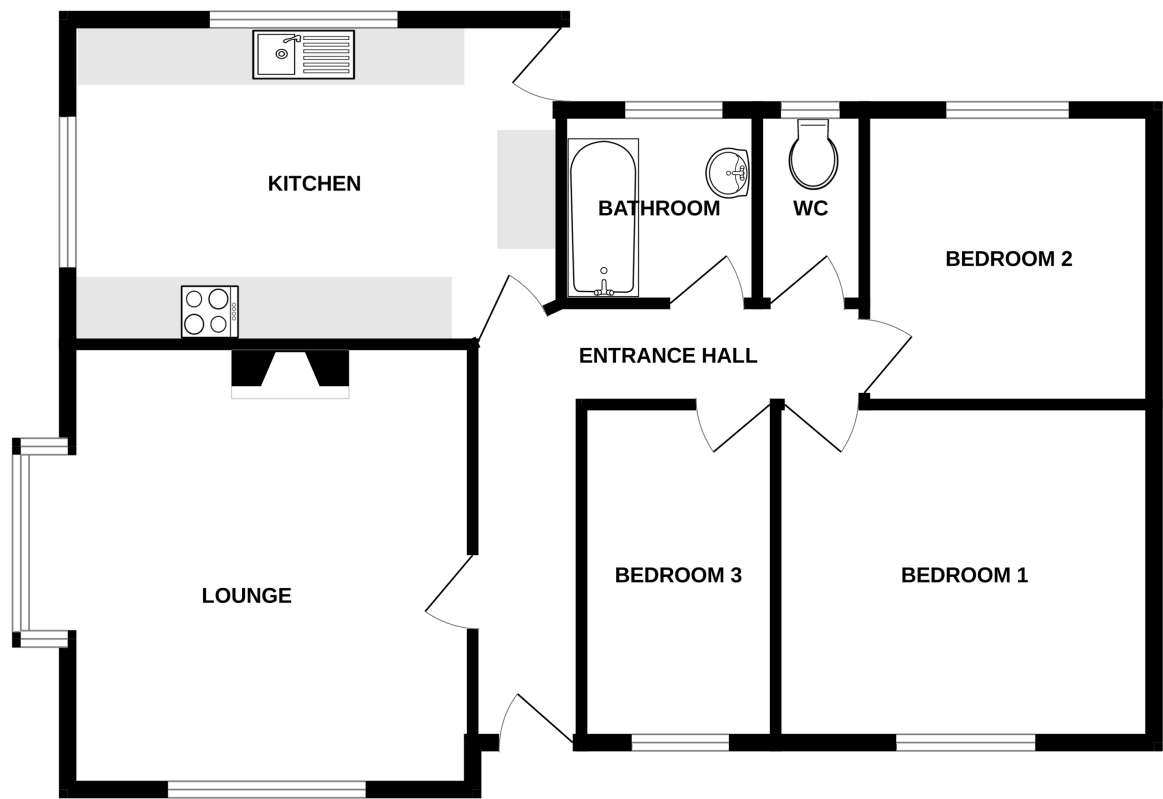
Beko Oven

SCHOOL CATCHMENT

La Houquette Primary

Le Mare de Carteret High

GROUND 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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