

SOLE  
AGENT

## 2 Alexandra Terrace

Longue Rue | St Martin | Guernsey | GY4 6HQ

This mid-terrace cottage is presented to the market in move-in condition but would benefit from a few small improvements throughout. This spacious home is located on a quiet road in the heart of St Martin, with the parish amenities all in easy walking distance. Accommodation comprises large lounge/diner, kitchen, two bedrooms and a bathroom. To the rear of the property is a large, low maintenance garden predominately laid to lawn with a large patio and mature borders. The front garden is ideal for a bike store and also provides parking for a motorbike.

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2 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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**£497,500**

Shields  
& Rutland

# PHOTOS



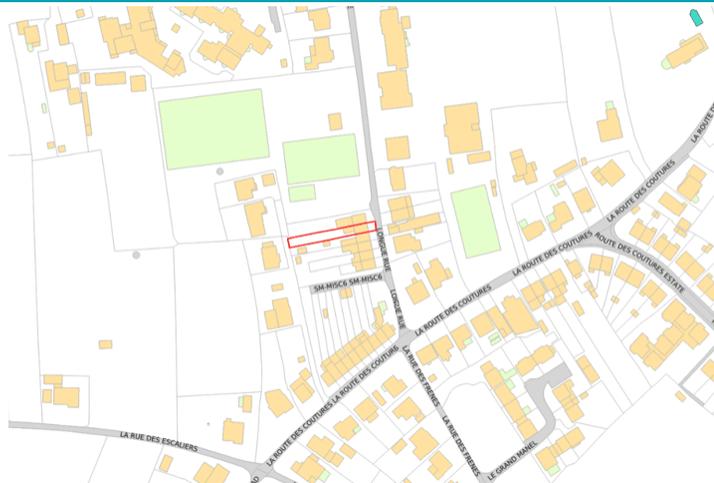
# PHOTOS



PHOTOS



# SPECIFICATIONS



## Entrance Porch

1.45m x 1.23m (4' 9" x 4' 0")

## Lounge/Diner

6.74m x 4.82m (22' 1" x 15' 10")

## Kitchen

3.47m x 2.97m (11' 5" x 9' 9")

## Bathroom

2.94m x 2.59m (9' 8" x 8' 6")

## Bedroom 1

3.68m x 3.02m (12' 1" x 9' 11")

## Bedroom 2

4.54m x 2.92m (14' 11" x 9' 7")

## Garden

To the rear of the property is a large, low maintenance garden predominately laid to lawn with a large patio and mature borders. The front garden is ideal of a bike store and also provides parking for a motorbike.

## Parking

There is off road parking nearby available at weekends and after 4pm during the week.

## PRICE INCLUDES

Curtains/blinds, flooring/carpet and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Quiet location
- Spacious and light
- Low maintenance garden

## SERVICES

Mains water, electricity and drainage. Gas central heating.

## APPLIANCES INCLUDED

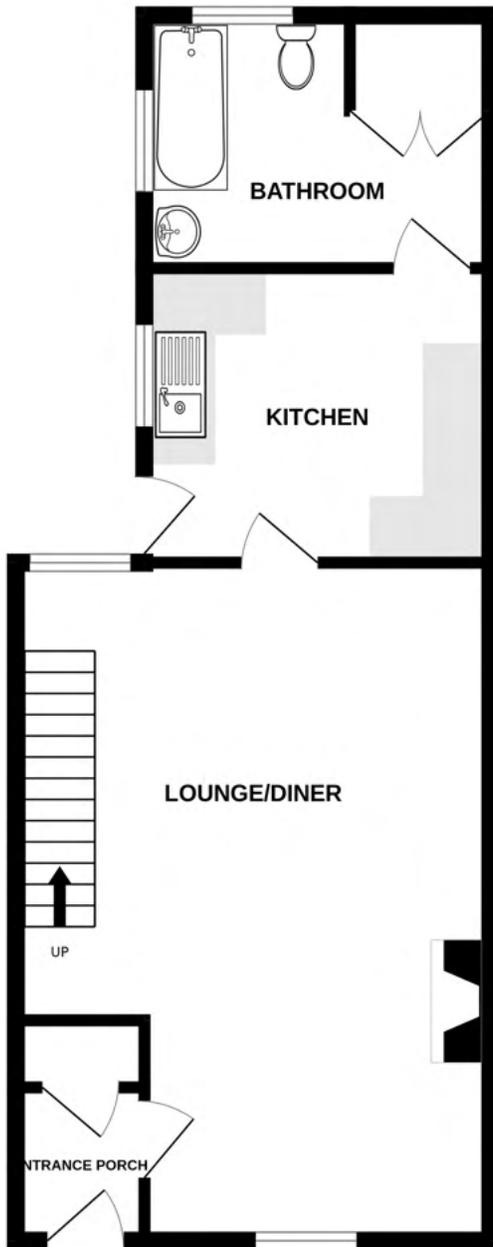
- Hotpoint washing machine
- Indesit slimline dishwasher

## SCHOOL CATCHMENT

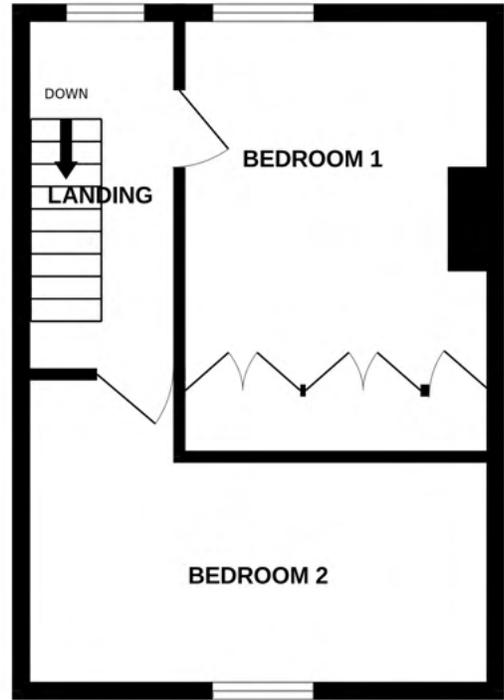
St Martins Primary School and Les Beaucamps High School

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



WINDY BUMS

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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