



5 Emma Place

Mont Morin | St Sampson | GY24JD

This beautifully presented mid-terrace home is conveniently located near Delancey Park and the amenities at The Bridge. The property is set back from the road in a quiet location and has been recently upgraded by the current owner. Accommodation comprises lounge, dining room, kitchen, lean-to storage area, a utility area, two double bedrooms a bathroom and a shower room. The brick paved driveway provides parking for at least one car or two smaller vehicles. To the rear of the property is an enclosed garden which is partially laid to artificial lawn and has a raised patio area.

£565,000

2 BEDROOMS

2 BATHROOMS

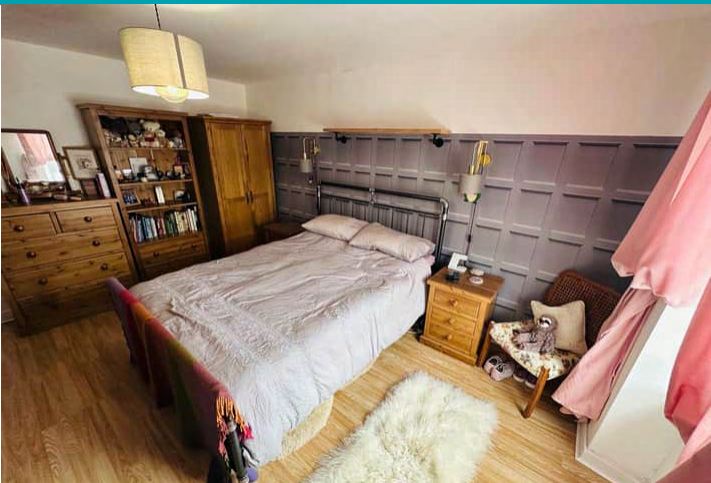
2 RECEPTIONS

**Shields
& Rutland**

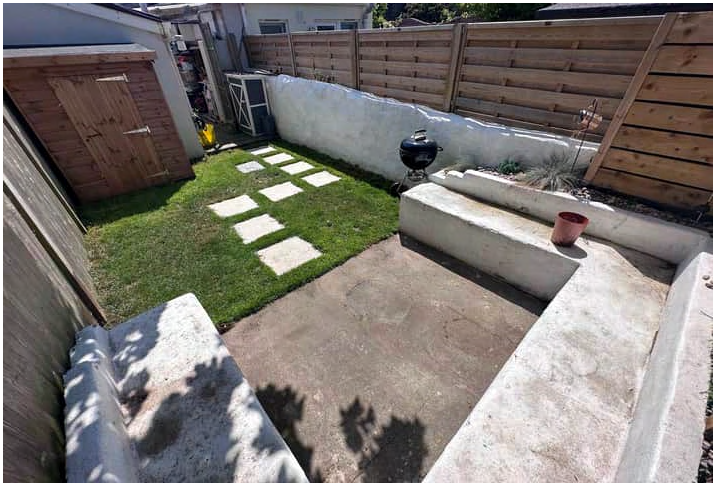
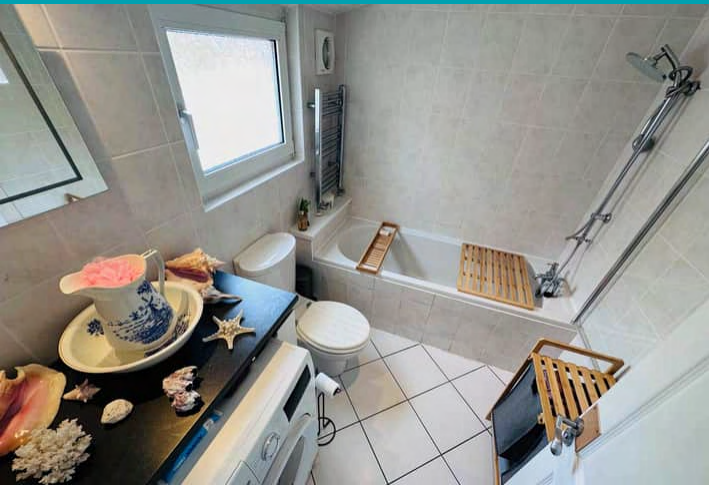
PHOTOS



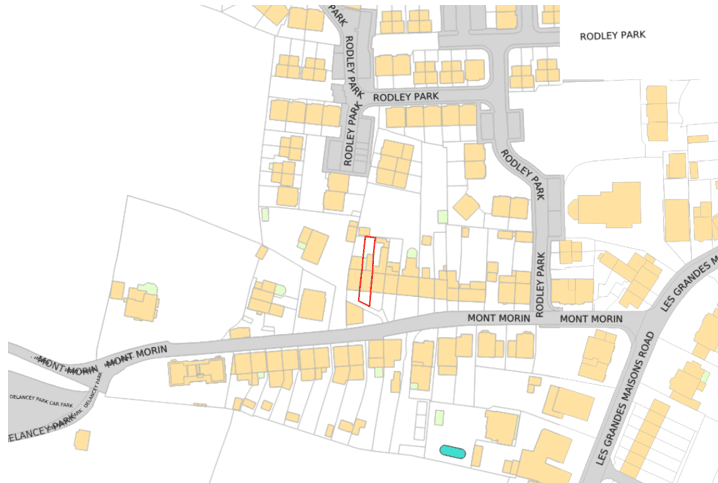
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

1.24m x 1.17m (4' 1" x 3' 10")

Lounge

4.30m x 4.22m (14' 1" x 13' 10")

Dining Room

3.72m x 2.68m (12' 2" x 8' 9")

Kitchen

3.10m x 1.97m (10' 2" x 6' 6")

Utility Hallway

1.47m x 0.95m (4' 10" x 3' 2")

Bathroom

2.25m x 1.85m (7' 5" x 6' 1")

Lean-To

5.11m x 1.66m (16' 9" x 5' 5")

First Floor Landing

1.01m x 0.83m (3' 4" x 2' 9")

Bedroom 1

4.28m x 3.45m (14' 1" x 11' 4")

WC

1.46m x 1.33m (4' 9" x 4' 4")

Bedroom 2

4.42m x 2.67m (14' 6" x 8' 9")

Parking

The brick paved driveway provides parking for at least one car or two smaller vehicles.

Garden

The rear garden is completely enclosed and low maintenance. It is partially laid to lawn with a raised patio area.

PRICE INCLUDES

To be agreed at sale

SPECIAL FEATURES

- Double glazing.
- Large attic
- Modern and spacious
- Low maintenance garden

SERVICES

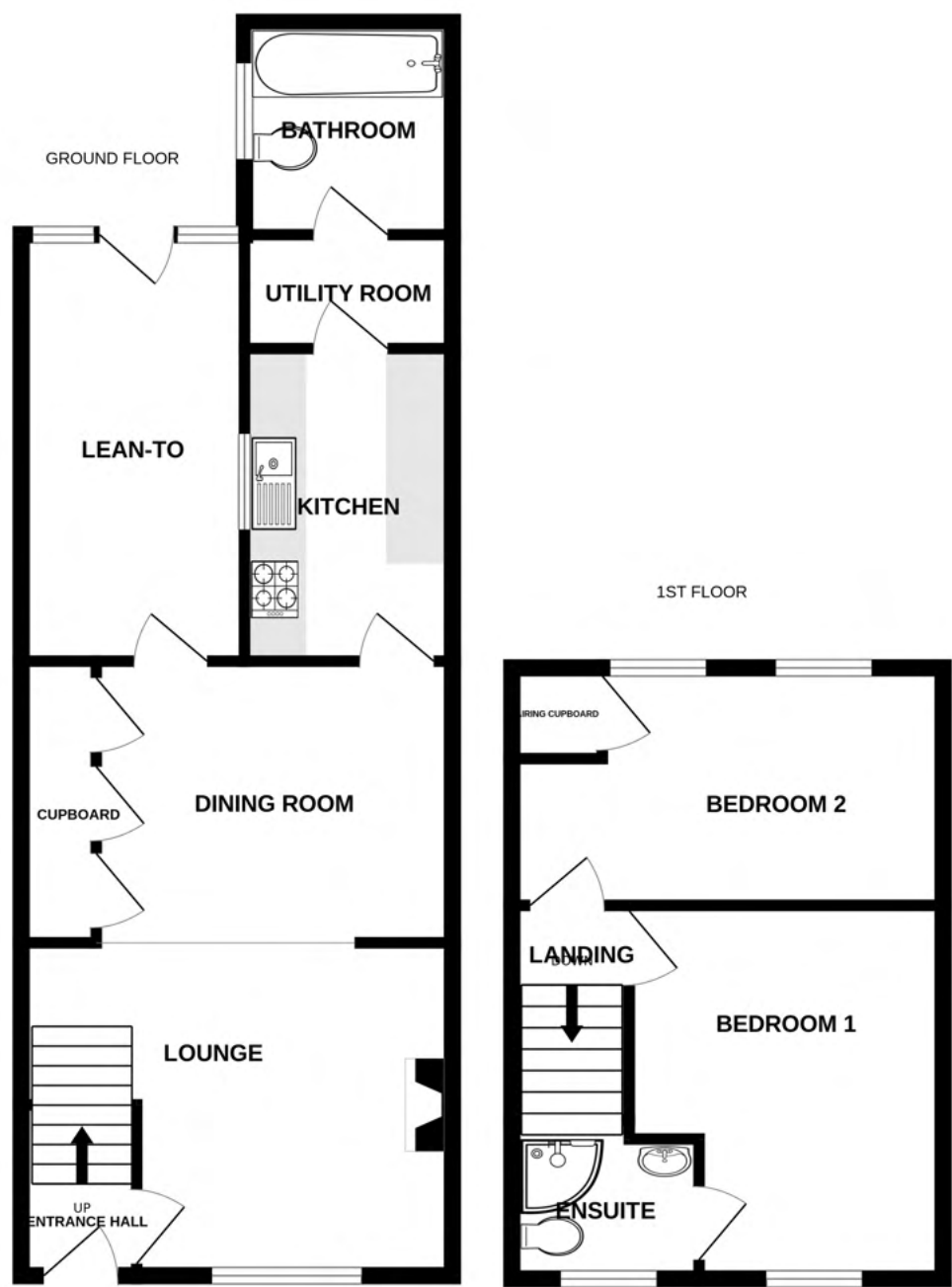
Mains drain, water and electricity.
Gas central heating.

APPLIANCES INCLUDED

- Samsung single oven
- Neff four ring hob
- Hotpoint slimline dishwasher
- Fridge/freezer
- Bosch washing machine

SCHOOL CATCHMENT

Vale Primary School
St Sampson High School



5 EMMA PLACE

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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