

Mitchell & Partners Ltd

ESTATE AGENTS
VALUERS

John Postlethwaite, Managing Director
Bridget Postlethwaite, Director

PROPERTY MANAGEMENT
SECRETARIAL SERVICES

5 Allee es Fees
Alderney
GY9 3XD

Tel: 44(0)1481 823277
mitchells@alderney.com
www.housesforsale.alderney.com

**VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED
46 HIGH STREET**



£285,000.00 Freehold

A three-storey terraced town house conveniently situated in St. Anne's and only a few minutes walk to the island's shops and banks.

The accommodation comprises; a Reception Room/Office, Sitting Room, Kitchen, three Bedrooms and two Bath/Shower Rooms. Carpets and Curtains are included and the property has full oil-fired central heating.

The South facing garden has an outhouse/workshop. This property would be ideal for a first time buyer or someone looking for an office/shop with accommodation above or as a holiday home.

Entered at the front through a hardwood North facing door into:

RECEPTION ROOM/STUDY : **13' x 11'8" (3.96 m x 3.55 m)**

There is laminate flooring, shelving, wall light, North facing U.P.V.C. double glazed window, curtains, power points, radiator and electricity meter.



Stairway to

BEDROOM 3 : **10'10" x 8'6" (3.20m x 2.59m)**

This bedroom has a West facing window with wide sill, Venetian blind, carpet, central heating radiator, overhead light and power points.

CUPBOARD : **7' x 2' 2" (2.13 m x 0.66 m)**

Within Bedroom 3 there is a walk-in storage cupboard with shelving, which could easily be converted to small en-suite with existing plumbing for hand basin and toilet.

Stairs (with overhead storage cupboard) leading up to

FIRST FLOOR

SITTING ROOM

: 13'2" x 10' 7" (4.01 m x 3.23 m)

This is a most attractive sitting room with a beamed ceiling and an open fireplace with a tiled hearth and wooden mantelpiece. The floor is hardwood and there are two UPVC double glazed sash windows facing North with substantial sills. There is a wall light and central heating radiator and also Power point sockets, TV with SKY and telephone socket.



Stairs leading to

KITCHEN

: 12'0" x 11'7" (3.66 m x 3.53 m)

This is a delightful, light and sunny Kitchen with large U.P.V.C. South facing window overlooking garden with half-glazed door leading to the garden.



The kitchen is fully fitted with wooden units, single drainer sink and worktops. There is a Hygena 'QA' electric oven and four ring gas hob with cooker hood. Vinyl floor. Built in cupboard containing recently installed oil fired central heating boiler.

SHOWER ROOM

: **7'3" x 5'8" (2.21m x 1.72m)**



Obscured glazed window with blind and wide sill for storage, further storage with shelving. White wash hand basin, W.C. and fully tiled shower with glass doors. Overhead spot, roller blind, vinyl flooring

Landing with radiator, ceiling light, thermostat and smoke alarm.

Stairs leading to:

MASTER BEDROOM

: **13'0" x 10'5" (3.96 m x 3.68 m)**



Two double glazed North facing windows with wide sills and roller blinds. There is display shelving above the windows, a radiator, ceiling light, power points and the room is fully carpeted.

Stairs lead up to:

FAMILY BATHROOM

: **5'5" x 5'9" (1.65 m x 1.75 m)**



A practical family bathroom with white suite comprising bath, hand basin and W.C. There is splash back tiling. The bath has a wooden bath panel. There is laminate flooring and the toilet seat is also wooden to complete the effect. Over the basin there is a mirror and a ceiling spotlight.

The landing has an airing cupboard containing shelving and hot water cylinder (heated by either the oil fired boiler or immersion heater). Ceiling light.

BEDROOM 2

: **11'0" x 8'3" (3.35 m x 2.52 m)**

This is a light, sunny bedroom with South facing double glazed casement window with pole and curtains. There are two pretty double candle wall light fittings; a beige carpet, radiator and power points.



GARDEN

The South facing garden has both lawn and a raised deck area and lawn. Trees and shrubs (including Almond tree). There is an workshop/outhouse. The garden is enclosed and safe for children and animals with fencing/wall on all sides.

