



5 La Vallee Clos

For Sale £225,000

Freehold

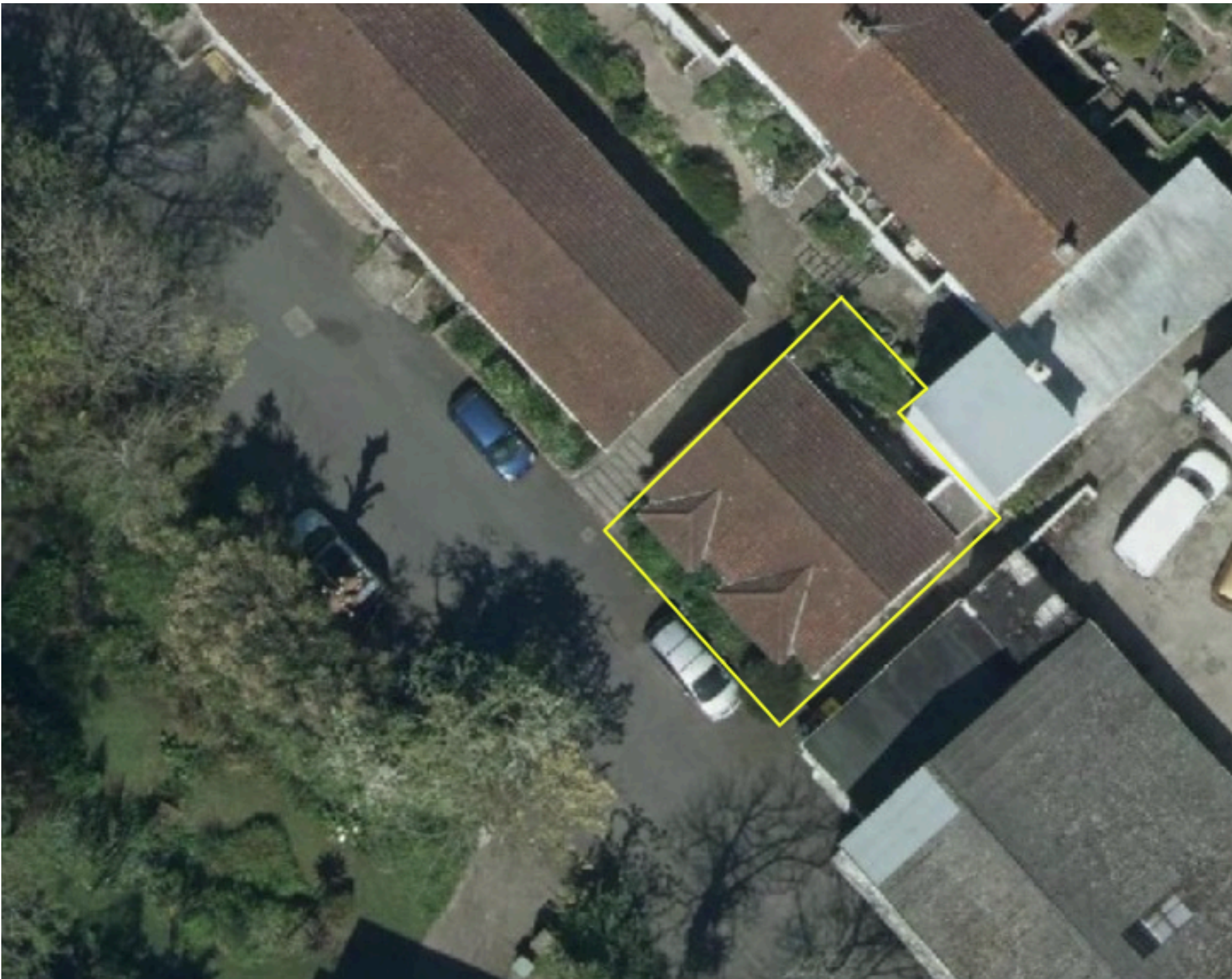
- Detached bungalow
- Convenient location
- Small low maintenance garden



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Approximate boundary outline

A photograph of a single-story detached bungalow with a light-colored exterior and a brown tiled roof. The house features a prominent bay window on the front facade. To the left, there are concrete steps leading up to a rear garden area. The garden is filled with various green plants and shrubs. The sky is blue with scattered white clouds. The overall scene is bright and sunny.

Set on the outskirts of town, this charming detached bungalow offers comfortable and well-presented accommodation ideal for a range of buyers.

The property comprises an entrance hall leading to a bright living room featuring a bay window, a fitted kitchen, two double bedrooms and a bathroom.

Externally, there is a small, low-maintenance rear garden as part of the walkway to the property, perfect for those seeking easy outdoor upkeep.

Entrance Hall 7'6" x 2'10", north east facing UPVC double part glazed entrance door with obscure glass, laminate flooring, wall light points, loft access with pull down ladder.

Living Room 15'8" x 11', opening into bay window 7'9" x 2'4", south west facing UPVC double glazed bay window, laminate flooring, curtains, ceiling light points, wall light points, power points, television points, radiators.





Kitchen 7'6" x 6', south east facing UPVC double glazed window, laminate flooring, ceiling spotlights, power points, range of fitted base cabinets, work tops and wall cabinets, partial wall tiling, Neff electric oven, Candy electric hob with extractor fan above, fridge/freezer, washing machine, Drayton control panel.

Principal Bedroom 10'1" x 8'8" opening into bay window 5'6" x 2'4", south west facing UPVC double glazed windows, laminate flooring, curtains and net, ceiling light point, radiator, power points, recessed wardrobe with sliding doors.



Bedroom 2 10'1" x 7'10", north east facing UPVC double glazed window, laminate flooring, curtains and net, ceiling light point, wall light points, power points, radiator, recessed wardrobe with sliding doors.

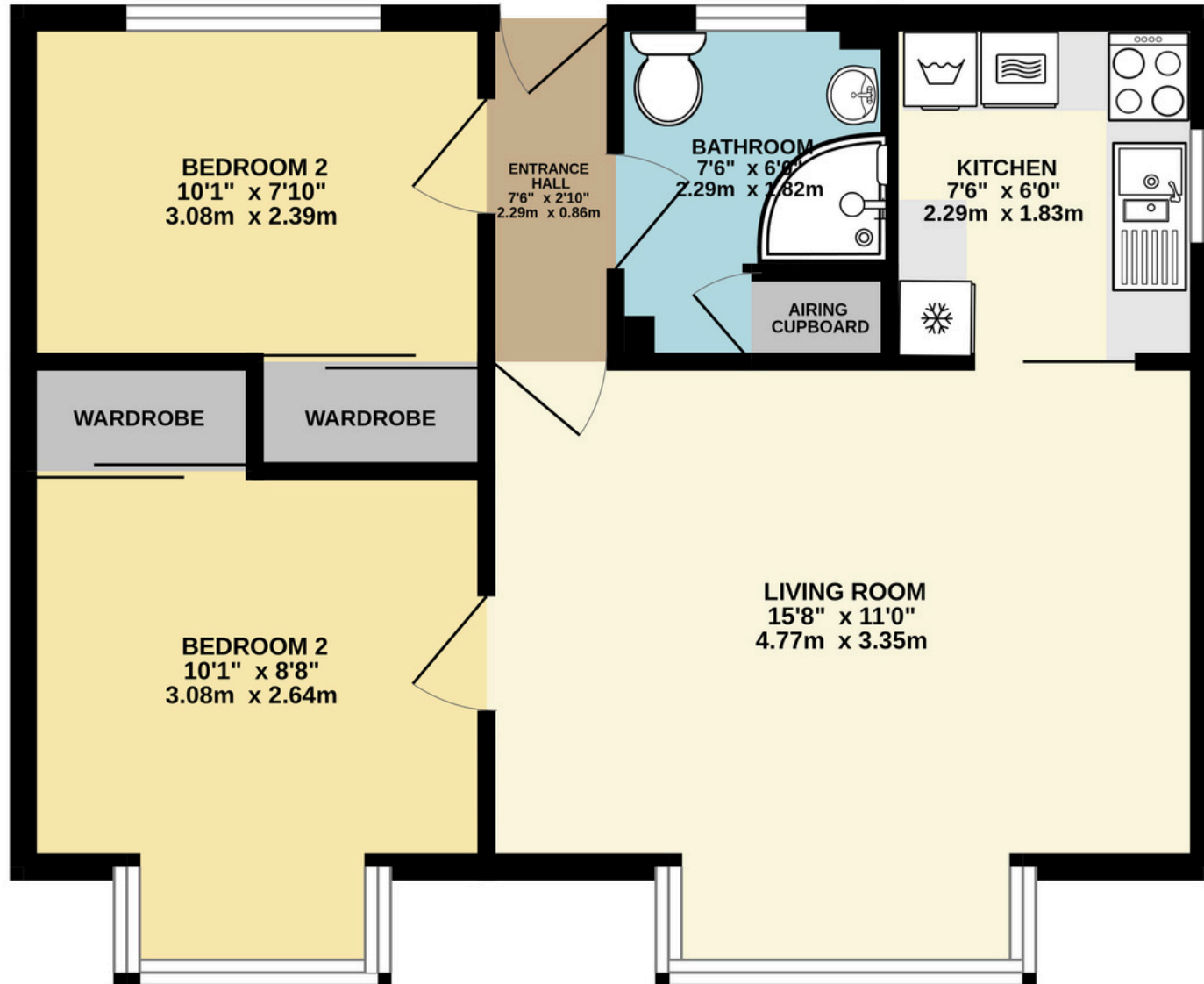


Shower Room 7'6" x 6', north east facing UPVC double glazed window with obscure glass, tiled floor, blind and net, WC, hand basin, corner shower unit, partial wall tiling, cupboard housing hot water cylinder.

Offering a small area of outside space to the rear with pathway and raised beds. A boiler room housing the property's boiler is set to the end. With further planted beds to the front of the property.



507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.

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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DETAILS AND MEASUREMENTS

Entrance Hall	7'6" x 2'10"
Living Room	15'8" x 11'
Kitchen	7'6" x 6'
Principal Bedroom	10'1" x 8'8"
Bedroom 2	10'1" x 7'10"
Bathroom	7'6" x 6'

SERVICES

Mains water and electricity & oil fired central heating

APPLIANCES

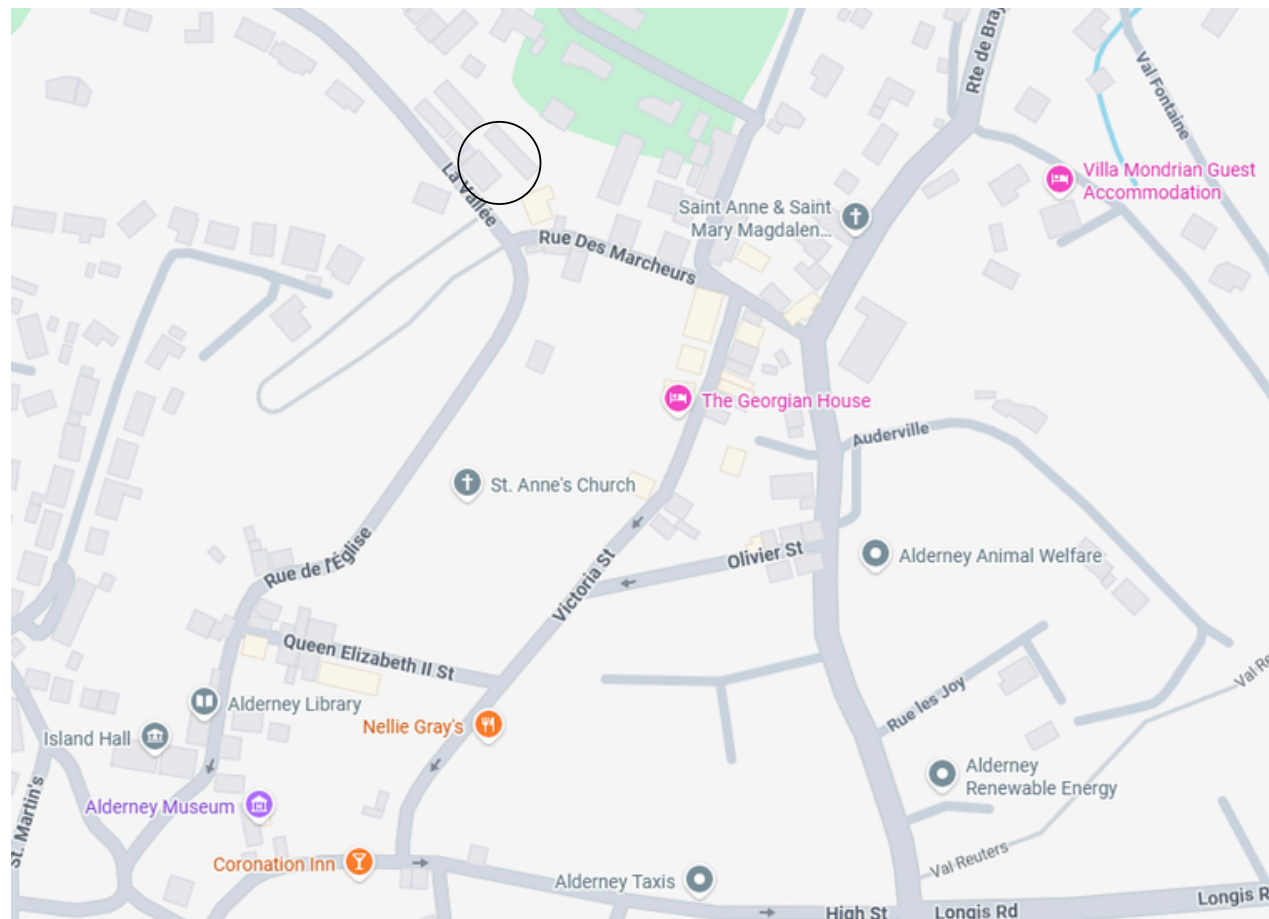
Neff electric oven, Candy electric hob, fridge/ freezer, washing machine

PROPERTY RATES

Alderney Property Tax (annually) - £253.26

Water rate (quarterly) - £80.57

Subject to change



These particulars are prepared on the understanding all negotiations by Bell & Co Ltd are conducted through this office. Viewings strictly by appointment with our office. We understand these particulars to be correct but we do not guarantee their accuracy. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Our office has not undertaken a survey, not tested the services, appliances and specific fittings.



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