



Hunt Estates

Immaculate Three Bedroom Family Home  
St Clement, Jersey

## IMMACULATE THREE BEDROOM FAMILY HOME

A beautifully presented, semi-detached home situated in a convenient location close to local amenities, schools, and the beach, with a great bus route and walking distance to town.

Ground floor comprising entrance hall, great sized open plan kitchen/dining area, which comfortably sits 8-10 people and there is an added bonus of extra storage. In addition, there is the sitting room with an electric fireplace and a house bathroom at ground floor level.

First floor comprising; two double bedrooms and one single.

Off the kitchen you have access onto a fully enclosed, spacious, landscaped garden/patio making it safe for children and pets. It is the perfect space for BBQ's and entertaining during the warm summer months. There is also a well-maintained front patio.

There is plenty of storage in the loft.

There are two on street parking spaces which are available throughout a neighbourly agreement, at the front of the property.

The property is bright and airy and in immaculate throughout and is a credit to the current owners.

Viewings highly recommended.









## FEATURES

- Three-bedroom semi-detached property
- Presented in walk in condition
- Bright and airy throughout
- Spacious open plan kitchen/dining room
- Large landscaped, rear garden
- Lots of storage throughout

## INFORMATION

- Mains water and drains
- Electric heating – ‘Kyros’ energy saving radiators
- Double glazed
- Two on street parking spaces (front of property) by neighbourly agreement
- Parish rates for 2022 were £325.80
- Freehold and Entitled/Licensed



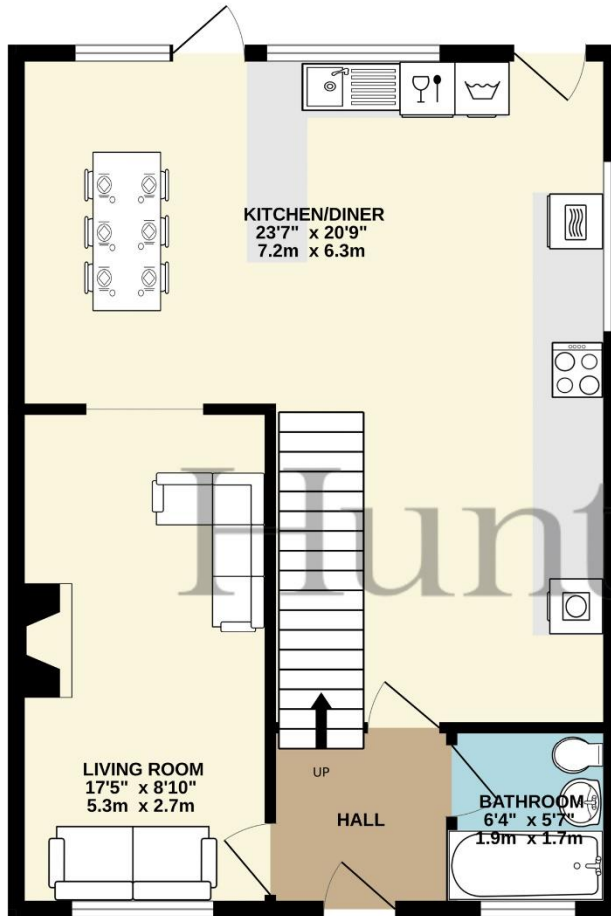
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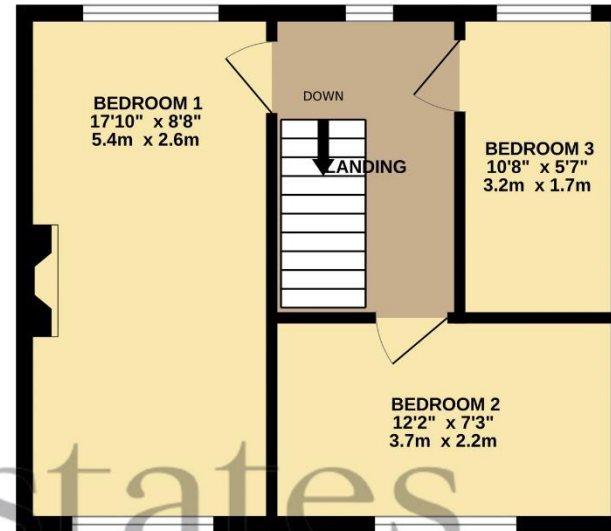
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GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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