

# Alderney Estate Agency

Martyn House, 41 Victoria Street, Alderney, Channel Islands GY9 3TA

Telephone: 01481 823110 or 823425 Fax 01481 822304

e-mail: [alderneyestateagency@cwgsy.net](mailto:alderneyestateagency@cwgsy.net) web site : [www.alderneyestateagency.com](http://www.alderneyestateagency.com)

## ANGLERS' RETREAT

### 3 GAUVAINS ROW



HALLWAY \* KITCHEN \* DINING ROOM \* LIVING ROOM \* WC

4 BEDROOMS \* BATHROOM \* PAVED GARDEN \* SHED/WORKSHOP

£355,000.00 FREEHOLD

This charming property has been sympathetically converted from two original fishermen's cottages. It has retained most of its traditional features, including wooden sash windows and beamed ceilings. Located just off the Newtown Road, the property is accessed via an attractive footpath and is within easy walking distance of Braye Beach and the Harbour. There is a large paved garden area opposite, which has mature shrubs and bushes as well as flowering borders. There is a large timber garden shed that is presently used as a workshop complete with electric power supply.

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT

ALDERNEY ESTATE AGENCY Ltd  
*Alderney's oldest established and Premier Agency*

Ground Floor

HALLWAY: 13ft x 3ft including stairwell. Part glazed timber front door faces west. Vinyl flooring, ceiling light point, fuses and circuit breakers.

KITCHEN: 12ft 6" x 11ft approx. Two uPVC double glazed windows face west and a large Velux window faces south. Vinyl flooring, eight recessed ceiling spotlights, several power points and radiator. Matching wall cabinets and base units with worktops, stainless steel sink and drainer, integral Electrolux gas oven with grill, Electrolux gas hob with feature extractor fan over, Hotpoint fridge, AEG freezer and Hotpoint washing machine, all built-in. Boulter boiler with Drayton central heating controls. Partial wall tiling and ceiling mounted clothes airer on pulley.

DINING ROOM: 12ft 7" x 11ft 1". Wooden sash window faces west with curtains and frilled permit, fitted carpet, triple ceiling light, several power points, telephone point and radiator. There are two recessed storage cupboards and the ceiling displays dark wood beams.

LIVING ROOM: 14ft 7" x 12ft 8". Two wooden sash windows face west with curtains and frilled permits, fitted carpet, triple ceiling light, several power points, TV point and radiator. There is an Adam style fireplace containing an electric coal-effect fire with brass surround. The dark wood beams also feature in this room and carpeted stairs lead to:

First Floor

L-SHAPED LANDING: 13ft 2" x 2ft 10" plus 6ft 7" x 3ft 2" L shaped. Fitted carpet, ceiling light, power points and telephone point.

WC: 8ft 10" x 4ft at furthest point. Fitted carpet, two wall lights and extractor fan. White WC and small hand basin with tiled splash back, mirror and light above.

BEDROOM 1: 13ft x 12ft at furthest point. Two wooden sash windows face west with curtains. Fitted carpet, ceiling light, power points and two radiators. Under-stairs storage cupboard with hanging rail. There is a hand-basin with tiled splash-back, mirror and light over and white beams compliment the ceiling.

BEDROOM 2: 10ft x 8ft 5". Wooden sash window faces west with curtains. Fitted carpet, ceiling light and wall light, radiator and recessed shelving. White beams compliment a pine-boarded ceiling.

BATHROOM: 7ft x 6ft 2". Wooden sash window faces west with net curtains. Vinyl flooring, ceiling light, wall light, shaver point, and radiator. Matching suite comprises bath with shower attachment, WC, and hand-basin. Partial wall tiling.

Second Floor

LANDING: 6ft x 5ft including stairwell. Skylight faces east. Fitted carpet. Wall light.

BEDROOM 3: 13ft under eaves x 11ft 8" to furthest point. uPVC double glazed window faces east with curtains. Fitted carpet, wall light, power points, radiator and under eaves storage cupboard.

Second Staircase leading from Bedroom 1 to:

BEDROOM 4: 15ft including stairwell x 13ft into eaves. Two uPVC double glazed windows face north with curtains. Fitted carpet, wall light, power points and radiator. Built in store cupboard.

External

There is a very attractive, sheltered garden opposite the front door of the house. Facing both south and west, it is accessed via a gate from the pathway and is completely paved. Mature trees and shrubs are in evidence with trelliswork and flower borders. There is a chalet style garden shed equipped with electricity.

Rates: RV 40  
 Occupiers' Rates £146.40 per annum  
 Water Rates £ 31.60 per quarter  
 TRP – TBA  
 Cadastre – rating has recently changed to TRP units  
 (Tax on Real Property) and is yet to be advised

Whilst every effort is taken to give a fair description, the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we do not accept responsibility for any which may prove to be faulty after any sale.



Kitchen/Diner



Dining Room



Sitting Room



Bedroom 1



Bathroom



Bedroom 3



Garden