

Alderney Estate Agency

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BEAR'S CORNER

COIN DES ESCAILLES



LIVING ROOM * KITCHEN/DINING ROOM * 3 BEDROOMS (1 en-Suite)

BATHROOM * W.C. * GARDEN * ANNEXE * OFF ROAD PARKING

£620.000.00 FREEHOLD

A double fronted town house which has been completely renovated and modernised to a high standard. The property has many attractive features and plenty of interior light. Also included is an adjacent annexe providing additional accommodation on two floors. Small front garden and driveway.

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

<u>HALLWAY</u>	13ft 3" x 5ft 3". Hardwood front door with glazed panels faces East. Radiator. Two ceiling light points. Meter cupboard. One double power point. Carpet. Understairs cupboard and utility area with folding doors. Carpeted staircase to upper floors.
<u>LIVING ROOM</u>	18ft x 9ft 3". Double glazed wooden sash windows face east, west and north. Exposed beams. Two exposed ceiling beams. Open fireplace with timber mantelpiece, brick hearth and multi-fuel stove. Radiator. Two ceiling light points. T.V. point. Four double power points. Carpet.
<u>KITCHEN/DINING ROOM</u>	16ft x 8ft 9". Double glazed wooden sash windows face east and west. Two exposed ceiling beams. Radiator. Open fireplace with brick hearth and multi-fuel stove. Six recessed ceiling lights. Tiled flooring. Three double power points. Partial tiling to walls. 1½ stainless steel sink and drainer. Wood effect worktops. Large base unit and built-in fridge/freezer. Wall units. Neff dishwasher. Neff four ring gas hob with Neff extractor over. Neff electric fan oven.
First Floor	Double glazed wooden sash window faces west. Radiator. Ceiling light point.
<u>BEDROOM 1</u>	16ft 6" x 9ft 7". Double glazed wooden sash window faces east. Radiator. Ceiling light point. Three double power points. Carpet. Door to:
<u>En-Suite Shower Room</u>	7ft 6" x 5ft 6". Double glazed (obscure) sash window faces east. Tiled flooring. Partial tiling to walls. Four recessed ceiling lights. W.C. Expelair. Wash hand bowl with cupboard below. Fully tiled shower unit. Stainless steel heated towel rail.
<u>BEDROOM 2</u>	16ft 4" x 9ft 6". Double glazed wooden sash windows face east and north. Radiator. Ceiling light point. Open fireplace with brick hearth and multi-fuel stove. Five double power points. Carpet.
Second Floor	Double glazed window faces west. Ceiling beam. Under eaves storage cupboard.
<u>BEDROOM 3</u>	12ft 6" x 12ft. Double glazed dormer window faces east. Radiator. Ceiling track with four spotlights. Four double power points. Carpet. Ceiling beams.
<u>W.C.</u>	4ft 3" x 2ft 8". Tiled flooring. Ceiling light point. W.C. Wash handbasin. Splashback tiling. Towel ring. Mirror.
<u>BATHROOM</u>	12ft x 9ft 6". Double glazed windows face north and east. Ceiling light point. Ceramic floor tiling. W.C. Expelair. Wash handbasin. Glass shelf. Panelled bath with tiled surround. Ceiling beams. Under eaves cupboard. Heated towel rail. Towel ring. Large walk-in tiled shower unit.

Annexe

GROUND FLOOR

15ft x 12ft. Hardwood front door with porthole faces north. Double glazed wooden sash window faces north. Laminated wood flooring. Radiator. Eight recessed ceiling lights. Smoke alarm. Five double power points. Consumer unit. T.V. point. Shelf.

Galley kitchen with tiled flooring. Stainless steel 1½ sink unit. Laminated worktops. Splashback tiling. Built-in Neff refrigerator. Neff microwave. Neff two ring electric hob.

SHOWER ROOM

7ft x 4ft 3". Obscure glazed sash window faces east. W.C. Fully tiled. Three recessed ceiling lights. Wash hand basin with cupboard below. Wet room shower.

Spiral staircase leads to:

FIRST FLOOR

15ft 3" x 11ft 3". Two windows face north. Velux rooflight. Laminated wood flooring. Two radiators. Three recessed floor lights. Six recessed ceiling lights. Double power points.



Exterior

Front Garden

Walled to northern boundary with wooden gate. Block paving paths and driveway. Small central lawn with flower beds and trees. Hedging. Screens to oil tank and off road parking area.

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 cannot accept responsibility for any which may prove to be faulty after any sale.



Living Room



Bedroom 2



Bathroom



Annexe