

Alderney Estate Agency

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COTTAGE IN ST ANNES



ENTRANCE HALL * LIVING ROOM * LOBBY

KITCHEN with DINING AREA * SHOWER ROOM * BEDROOM * PATIO

£215,000.00 FREEHOLD

A charming and well maintained town cottage, situated close to all amenities, yet retaining a quiet ambience within. The frontage of the property comprises of Alderney stone and it has a brick built extension to the rear. Generously sized accommodation and low maintenance makes this ideal for use either as a holiday or permanent home and would also be suitable for older people being all on one level. Internal viewing is required to appreciate just what this "gem of a hideaway" has to offer.

VIEWING STRICTLY BY APPOINTMENT WITH VENDOR'S AGENTS

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

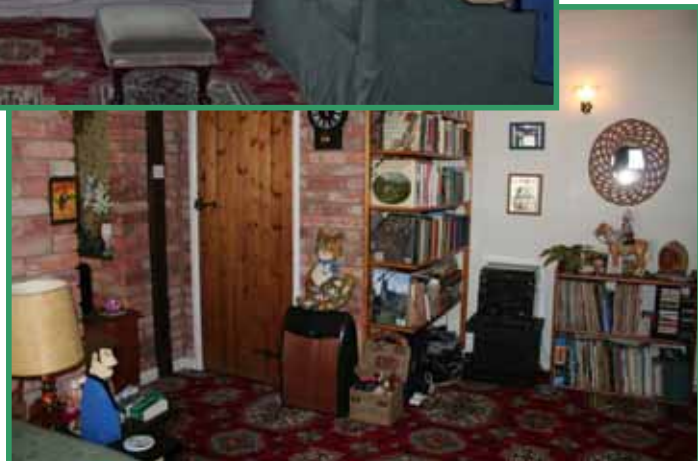
ENTRANCE HALL:	4ft 6" x 4ft 3". Timber front door. Ceiling light point. Coat hooks. Vinyl flooring. Brick wall with stained glass feature window. Pine door leads into:						
LIVING ROOM:	14ft 9" x 12ft 9" max. Double glazed bow window faces north. Radiator. Three wall light points. Exposed brickwork to one wall. Bookshelves. Three double power points. TV point. Smoke alarm. Fitted carpet. Pole and curtains. Archway leads to:						
KITCHEN With DINING AREA	15ft 4" x 9ft 10" max. Double glazed window faces North. Blind. Double glazed door leads to patio and side entrance. Vinyl flooring. Partial tiling to walls. Two recessed ceiling lights. Three double power points. Two single power points. Coat hooks. Fitted kitchen with pine base and wall units. Stainless steel single drainer sink unit with water filter. Four ring gas hob. Built-in gas oven and grill. Extractor fan. New Glow Worm Combi. gas boiler for hot water and central heating. Plumbing for washing machine. Space for refrigerator. Adjacent dining area with fitted corner bench seating. Ceiling light point. Telephone point.						
LOBBY:	4ft 8" x 4ft 3". Wall light point. Carpet. Door to walk-in storage cupboard with shelving. Smoke alarm. Access to insulated and boarded loft.						
SHOWER ROOM:	6ft x 5ft 8". Small window faces North. Radiator. Ceiling light point. Partial tiling to walls. Carpet over vinyl flooring. White WC and wash hand-basin. Mirror with shaver light over. Shower cubicle with Mira shower. Towel rail.						
BEDROOM:	14ft 8" x 10ft 4". Double glazed bow window faces North. Pole and curtains. Radiator. Four wall light points. Feature beams to one wall. Two double power points. Telephone point. Carpet.						
Exterior	Secluded, paved patio runs the length of the property and catches the early morning and late afternoon summer sun. Hardwood side gate leads into Church Street. Feature stone archway above. External lighting. Unit to house washing machine. Screened off gas bottle storage. Satellite dish.						
<u>Services:</u>	Electricity, Water & Mains Drainage.						
Rates:	<table> <tr> <td>Water:</td> <td>52.00 per quarter</td> </tr> <tr> <td>TRP: (Guernsey)</td> <td>£49.40 per annum</td> </tr> <tr> <td>Occupier's Rates:</td> <td>£71.50 per annum</td> </tr> </table>	Water:	52.00 per quarter	TRP: (Guernsey)	£49.40 per annum	Occupier's Rates:	£71.50 per annum
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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.



Sitting Room





Kitchen with Dining Area

Bedroom

