

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 web site : www.alderneyestateagency.com

DUBARRY HOUSE

Ollivier Street



**GROUND FLOOR: SITTING ROOM * DINING ROOM * KITCHEN
2 DOUBLE BEDROOMS * CLOAKROOM
BATHROOM**

**FIRST FLOOR: SITTING ROOM * KITCHEN * 3 BEDROOMS
BATHROOM**

REAR GARDEN WITH BUNKER

£546,000.00 FREEHOLD

A centrally situated family sized town house offering scope for a variety of utilisation. Currently providing spacious accommodation on two floors with views to the sea from the first floor. All carpets and curtains are included.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENT

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

<u>SITTING ROOM</u>	25ft 6" x 14ft 9". External light over hardwood front door. Cupboard housing meters and fuses. Two steps lead down to large room with sash windows facing north and south. View over the garden. Curtains. Two radiators. Diffused ceiling lighting. Four recessed lights. Wall light point. Eight brass double power points. Nine telephone/fax/computer points. Shelving to recess. Coving. Fitted carpet.
<u>BEDROOM 1</u>	18ft 3" x 13ft 3". Three sash windows face north overlooking the garden. Floor length curtains. Radiator. Three wall light points. One spotlight. Five double power points. Five telephone/fax/computer points. Coving. Fitted carpet.
<u>BEDROOM 2</u>	14ft 6" x 12ft 3". Two sash windows face south. Floor length curtains. Radiator. Five wall light points. Five double power points. Seven telephone/fax/computer points. Coving. Fitted carpet.
<u>DINING ROOM</u>	17ft x 12ft 6". Two casement windows face north overlooking the garden. Radiator. Two wall light points. Five double power points. Eight telephone/fax/computer points. Ceiling striplight. Shelving and cupboards to recesses. Louvered doors to cupboard housing Myson Velaire boiler and controls. Coving. Fitted carpet. Glazed double doors lead into:
<u>KITCHEN</u>	9ft 8" x 9ft. Window faces west overlooking the garden and church spire. Radiator. Three high level windows face north. Vinyl tiled flooring. Ceiling light point. 1½ sink unit with drainer and mixer taps. Splashback tiling. Fitted cupboards. Shelving. Marble effect worktops. Wine cooler. Neff microwave oven with two hotplates over. Three double power points. Space for refrigerator with single power point. Cupboard housing hot water cylinder.
<u>LOBBY</u>	9ft 9" x 5ft. Half glazed door faces west leading to garden. Mat well. Vinyl floor tiling. Radiator. Ceiling light point. One double power point. Louvered doors to cupboard with shelving.
<u>CLOAKROOM 1</u>	4ft 8" x 3ft 4". Obscure glazed window faces north. Full tiling to walls. Vinyl tiled flooring. W.C. Small wash handbasin with shaver light over. Coat hook. Hot air dryer.
<u>BATHROOM</u>	6ft x 4ft 6". Obscure glazed window faces north. Full tiling to walls. Vinyl tiled flooring. W.C. Wash handbasin with shaver light over. Bath. Coat hook. Hot air dryer. Towel rail.
<u>HALL</u>	12ft 9" x 8ft. Two sash windows face south. Half glazed door leads to side gate and garden. Quarry tiled flooring. Radiator. Two wall light points. One double power point. Telephone point. Under stairs storage.
<u>LANDING</u>	Two sash windows face south. Carpeted staircase with timber balustrade.

First Floor

<u>SITTING ROOM</u>	18ft 6" x 13ft. Two sash windows face north overlooking the garden with views to the sea. Two sash windows face west. Strengthened glass giving borrowed light. Two radiators. Four wall light points. Six double power points. Seven telephone/fax/computer points. T.V. aerial point. Thermostat. Coving. Fitted carpet.
<u>HALLWAY</u>	25ft 6" x 3ft. Radiator. Three ceiling light points. Three double power points. Telephone point. Fuse box. Access to loft with extending ladder. Fitted carpet.
<u>KITCHEN</u>	13ft 9" x 8ft. Two sash windows face south. Blinds. Two ceiling striplights. Three double power points. Six telephone/fax/computer points. Gas cooker. Kitchen cabinets. Sink and draining board.
<u>BEDROOM 1</u>	14ft x 12ft 3". Two sash windows face south. Blinds. Ceiling striplight. Three single and one double wall light point. Two radiators. Four double power points. Three telephone/fax/computer points. Fitted carpet.
<u>BEDROOM 2</u>	12ft 6" x 8ft 3". Casement window faces north. Full length curtains. Radiator. One double and one single wall light point. Ceiling striplight. Two double power points. Two telephone points. Fitted carpet.
<u>BATHROOM</u>	9ft 6" x 6ft 6". Obscure glazed window faces north. Vinyl floor tiling. Radiator. Ceiling light point. Full tiling to walls. W.C. Wash handbasin. Bath with Mira shower. Sliding doors to fitted shower screen. Towel rails.
<u>BEDROOM 3</u>	13ft 6" x 12ft. Two sash windows face north. Two radiators. Ceiling light point. Two double and two single wall light points. Four double power points. Six telephone/fax/computer points. Shelving to recesses. Fitted carpet.

Exterior

<u>Rear Garden</u>	Sunny walled garden faces north and west. Large paved patio area with trellis and stone walls to boundary. Outbuilding. Underground bunker covered by a rockery. Small lawn. Great variety of shrubs including fuschia, laburnum and lilac. Mature trees. Apple tree. High wall to southern boundary with timber double gates. Portacabin. Space to erect a garage if required.
--------------------	--

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.