

# Alderney Estate Agency

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## FIG TREE COTTAGE



**SITTING ROOM \* KITCHEN/DINING ROOM \* W.C.**

**2 BEDROOMS \* BATHROOM \* GARDEN**

**£285,000.00 FREEHOLD**

A traditional cottage, recently refurbished to a very high standard with oil-fired central heating and uPVC double glazed Georgian style windows throughout. Right in the heart of St Anne with all its amenities yet convenient for the harbour and schools. Certainly worthy of early inspection.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE VENDOR'S AGENT

**ALDERNEY ESTATE AGENCY LTD**

*Alderney's oldest established and Premier Agency*

**SITTING ROOM** 18ft (max) x 12ft 3" Accessed via half glazed uPVC entrance door. Mat well. Window faces South. Oak feature beam. Five recessed ceiling lights. Smoke alarm. Power points. Glass fronted wood burning stove. Recessed shelves and cupboards. Oak boarded floor. Stainless steel spiral staircase with hardwood treads. Door with four vertical glazed panels to:

**KITCHEN/  
DINING ROOM** 21ft x 8ft (Kitchen Area). Window faces West with net curtain and Venetian blind. Nine recessed ceiling spotlights. Smoke alarm. White laminated floor and wall kitchen units with granite work surfaces. Inset stainless steel sink with monoflo tap. Integral A.E.G. microwave oven. Integral stainless steel, high level Neff electric double oven. Stainless steel hob unit with 5 gas rings and extractor fan over. Integrated Bosch dishwasher. Integral De Dietrich fridge. Integral freezer. Integrated Bosch washing machine. Radiator. TV point. Power points. Oak boarded floor.

9ft 9" x 7ft 6" (Dining Area). Velux roof-light. Full height Windows face West (entire wall) & full height windows face East - all with reed blinds. Four recessed ceiling spotlights. Radiator. Oak boarded floor. Hardwood fully glazed doors face North and lead to garden.

**W.C.** 4ft 5" x 2ft 9". Window faces North. Two recessed ceiling spotlights. Fully tiled walls. White suite comprises Pan and Wash hand-basin with Mirror over. Cupboard. Ceramic floor tiles.

### First Floor

**LANDING** 5ft 3" x 5ft. Window faces North. Smoke alarm. Ceiling light point. Fitted carpet.

**BEDROOM 1** 18ft x 11ft 6" (max). Two windows face South and one window faces North, both with reed roller blinds. Four recessed ceiling spotlights. Built-in double wardrobe. Radiator. TV point. Telephone point. Power points. Fitted carpet.

**BATHROOM** 7ft 9" x 5ft. Window faces North with Venetian blind. Four recessed ceiling spotlights. Fully tiled walls. White suite comprising of Spa Bath with deluge shower and hand held shower plus side glass screen, Vanity Wash hand-basin with mirrored Cabinet plus lights over and Pan. Additional shaver mirror. Ladder rack radiator. Ceramic floor tiles.

## **Second Floor**

**LANDING** 3ft x 2ft. Velux roof-light. Smoke alarm Ceiling Light point. Storage cupboard. Fitted carpet

**BEDROOM 2** 16ft x 11ft. Two Velux roof-lights. One window faces West. Ceiling light point. Built-in double wardrobe. Radiator. TV point. Telephone point. Power points. Fitted carpet.

## **External**

**GARDEN** Walled garden with Fig tree. Paved patio area. Raised beds. Vegetable patch. Mature trees. Outside boiler. Oil tank. Gas bottle station. Hose tap. External lighting.



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 a sale



Kitchen/Dining Room



Sitting Room



Rear Garden



W.C.



Bedrooms



Wardrobes



Bathroom

