

# Alderney Estate Agency

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**LA MARBO**

**LE COLIMBOT**



**ENTRANCE HALL \* LIVING ROOM \* STUDY/DINING ROOM \* KITCHEN**

**BATHROOM \* 3 BEDROOMS \* CLOAKROOM**

**LARGE BUNKER \* GARAGE \* GARDEN**

**£390.000.00 FREEHOLD**

**A detached house situated in a quiet location on the southern outskirts of St Anne yet within a few minutes walk from the shops and cliff paths. The property offers spacious accommodation but now requires sympathetic renovation. It has the added historical interest of being built on a large underground German command bunker which is divided into 7-8 rooms providing excellent facilities for a workshop, storage area and wine cellar,**

**VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT**

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

**Ground Floor**

<u>ENTRANCE HALL</u>	21ft 2" x 6ft. Obscure glazed door and side panel face south. Radiator. Ceiling light point. Double power point. Carpet. Mirror. Open tread staircase to first floor.
<u>LIVING ROOM</u>	17ft 6" x 15ft 3". Secondary glazed window faces south. Curtains. Radiator. Ceiling light point. Three wall spotlights. Dimmer switch. Two double and one single power point. TV point. Telephone point. Carpet. Door leads into:
<u>KITCHEN</u>	12ft x 9ft. Secondary glazed window faces north. Nets and Curtains. Glazed door leads to garden. Carpet tiles. Stainless steel sink and drainer. Ceiling striplight. Base and wall units. Broom cupboard. Larder. Plumbing for washing machine. Two double and one single power point. Cupboard housing Camray boiler for oil-fired central heating.
<u>BATHROOM</u>	6ft 6" x 5ft 9". Secondary glazed window (obscure) face north. Ceiling light point. Bath with shower attachment and curtain. Wall tiling. Medicine cabinet. Wash handbasin. Mirror. Shaver light. Heated towel rail. W.C.
<u>BEDROOM1</u>	16ft 9" x 10ft 8". Secondary glazed window faces north. Window faces west. Curtains. Two radiators. Two ceiling light points. Two double power points. Built-in wardrobe. Carpet.
<u>DINING ROOM/STUDY</u>	10ft 8" x 7ft 4". Secondary glazed window faces south. Curtains. Radiator. Ceiling light point. Built-in wardrobe. Carpet. One double power point.
<b>First Floor</b>	
<u>BEDROOM 2</u>	23 ft 3" x 13ft 6". Aluminium double glazed window faces north with distant sea views. Curtains, Velux rooflight faces south with blind. Ceiling light point. Two double and one single power point. Telephone point. Built-in wardrobes. Carpet.
<u>BEDROOM 3</u>	13ft 3" x 15ft 4". Aluminium double glazed window faces north with distant sea views. Curtains. Velux rooflight faces south with blind. Ceiling light point. Two double power points. Built-in wardrobes. Carpet.
<u>CLOAKROOM</u>	7ft 9" x 5ft 2". Aluminium double glazed window (obscure) faces north. Curtains. Ceiling light point. Wash handbasin. Cabinet and mirror. Shaver light. W.C. Airing cupboard. Carpet.
<u>GARAGE</u>	17ft 4" x 8ft 3". Up and over door. Single glazed door and window face west. Concrete floor. Shelving.
<u>Front Garden</u>	Double wooden gates. Wall to boundary. Mature trees and shrubs. Area laid to lawn. External lighting. Steps up to house. Concrete driveway. Pathway.
<u>Rear Garden</u>	Raised oil tank. Area laid to lawn. Concrete pathway. Shrubbery and flower beds. Fencing to boundary. Access to underground bunker.

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 purchase.

