

Alderney Estate Agency

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LAVENDER COTTAGE

Bourgage



**LOUNGE * DINING ROOM * KITCHEN * THREE BEDROOMS,
BATHROOM * UTILITY ROOM.**

£165,000.00 FREEHOLD

A pleasant character cottage in the centre of the town of St Annes, close to shops and local amenities. This cottage is full of charm and has low ceilings and oak beams in the lounge.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENTS

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

LOUNGE

16ft 6" x 14ft 3" Glazed door from entrance porch. Large bay window. Oak beams on ceiling and one wall. Two radiators. Four single 13amp electric sockets. Local stone corner fireplace with wooden mantel which could either be opened up for use as an open fire or fitted with a solid fuel boiler back fire. Two ceiling lights. Two wall spot lights fitted to wooden beams. Fitted Wilton wool carpet. Curtains.

DINING ROOM

12ft x 14ft 9". Step up from lounge into dining room. Three double 13amp electric sockets. Radiator. Ceiling light. Carpet tiles. Curtains. Window faces onto road. Wooden door leads to large pantry.

Door from lounge leads to small hallway with carpeted stairs and telephone point. Swing doors lead from the hall to the kitchen.

KITCHEN

14ft x 7ft Fitted kitchen with ample floor and wall units in oak, incorporated in the wall units are a shelf for glasses/china, ornate shelves under cupboards and under cupboard lighting. Dishwasher. Fitted micro-wave. Four ring gas hob. Electric fan assisted oven. Easy clean sink unit with mixer taps. Corner fitted breakfast bar. Ceiling light. Spotlights. Vinyl floor covering. Four double 13amp electric sockets. New double glazed uPVC window. Leaded light glass serving hatch doors into lounge.

Stairs to:

UTILITY ROOM

9ft x 4ft 6" Plumbing for washing machine. Single drainer sink unit. Immersion heater/cupboard. Airing cupboard. One single 13amp electric socket. Ceiling light. Louvre window over stairs.

Access to the roof can be gained via steps from this room. The roof is flat and ideal for use as a terrace for barbecues and sunbathing.

BATHROOM

6ft x 9ft Small paned window. Bathroom suite comprising of white bath with shower attachment on taps. low level W.C. and wash-hand-basin. Partial tiling around bath. Heated towel rail. Ceiling light. Mirror. Fitted carpet.

BEDROOM 1

15ft 6" x 10ft 3" Dormer window. Fitted units around bed, with matching headboard and bedside cupboards. Fitted dressing table with shelf over. Three double 13amp electric sockets. Vanity unit with grey sink and taps, shaver light over mirror, with glass shelf. Ceiling light. Three spotlights over bed. Table lights. Fitted Wilton wool carpet. Curtains.

BEDROOM 2
(Adjoining bed 1)

13ft x 9ft. Large six panel window. Fitted along one wall are cream wardrobe units. Vanity unit with shaver light and mirror over. Two double 13amp electric sockets. Centre light. Fitted Wilton wool carpet. Curtains. Radiator.

BEDROOM 3

12ft 6" x 10ft 6". Corner stone fireplace with red quarry tiled hearth. Small paned window. Radiator. Ceiling light. Telephone point. Television aerial. Three double 13amp electric sockets. Tongue and groove pine wood fitted to one wall. One free standing unit.

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.