

# Alderney Estate Agency

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## **10 BIRDCAGE ROW**



**PORCH \* HALL \* KITCHEN \* SITTING ROOM**

**2 BEDROOMS (1 En-Suite) \* BATHROOM \* GARDEN**

**£259,000.00 FREEHOLD**

This semi-detached property is situated in a cul-de-sac within a few minutes walk from Braye Bay and the harbour. It has a well proportioned garden with ample room for off road parking. Some finishing work is required to complete the renovations, providing a good opportunity for a starter home.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENTS

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

- PORCH:** 4ft x 3ft. uPVC half glazed door. Wall light. Electricity meters.
- HALL:** 7ft x 3ft 3". Two recessed ceiling lights. Smoke alarm. Radiator. Coat hooks. Stairs to first floor.
- SITTING ROOM:** 12ft x 12ft. Aluminium window faces West. Wall light point. Feature brick fireplace with tiled hearth. Storage cupboard. Three double power points. TV point - aerial socket. Three pin lighting socket.
- KITCHEN:** 11ft 6" x 11ft 3". Two uPVC windows face East with adjacent uPVC half glazed door leading to rear garden. Five recessed ceiling lights. Part tiled walls. Fitted kitchen with Beech floor and wall units. Stainless steel inset sink in granite effect worktop. Integral Indesit washing machine. Integral electric oven with four ring gas hob over and cooker hood above. Integral Indesit dish washer. Grant oil-fired boiler and control unit. Radiator. Smoke alarm. Two double power points.
- BEDROOM 1:** 12ft x 9ft 3". Aluminium window faces West. Two recessed ceiling lights. Radiator. Two double power points.
- BATHROOM:** 6ft 9" x 6ft. Aluminium window faces West with obscured glass. Three recessed ceiling lights. Extractor Fan. Half tiled walls. White suite comprising Bath with power shower, pedestal Wash hand-basin with light and shaver socket over and Pan. Ladder-rack radiator. Ceramic tiled floor.
- BEDROOM 2:** 14ft x 12ft. uPVC bay window faces East. Two recessed ceiling lights. Radiator. Three double power points. TV point.
- En-suite Shower Room:** 9ft x 2ft 8". Two ceiling lights. Extractor fan. Fully tiled walls and power shower cubicle. Wash hand-basin with light and shaver point over. Pan. Ladder-rack radiator. Ceramic tiled floor.
- GARDEN:** At side and rear with mature trees and shrubs. Oil Tank. Gas bottle station.
- SERVICES:** Mains Water, Electricity and Drainage.

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.