

# Alderney Estate Agency

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## **19 BRICKFIELDS**



**OPEN PLAN LIVING ROOM with KITCHEN \* 3 BEDROOMS (1 En-Suite)**

**BATHROOM \* UTILITY/SHOWER ROOM \* GARAGE**

**£275.000.00 FREEHOLD**

An opportunity to purchase a modern terraced house set well away from the roadway. This new development is situated between the airport and town with south and north facing balconies leading from the first floor. The front of the property overlooks open fields and has a sunny aspect. There is the added value of distant sea views from the Living Room with double glazing, oil-fired central heating and good insulation for sound proofing and warmth. This house should require only low maintenance.

**VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT**

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

**Ground Floor**

<u>ENTRANCE HALL</u>	Half glazed PVCu door. Radiator. Ceiling light point. Double power point. Smoke alarm. Understairs cupboard. Electricity meters and fusebox. Carpet. Door to garage.
<u>BEDROOM 3/STUDY</u>	9ft 5" x 7ft 2". PVCu window faces north. Radiator. Ceiling light point. Double power point. Carpet.
<u>SHOWER/UTILITY</u>	8ft 8" x 4ft 1". Obscure glazed PVCu window faces north. Ceiling light point. Radiator. W.C. Wash handbasin with splashback tiling. Mirror. Vinyl flooring. Corner shower unit with tiling to walls, Washing machine.
<u>CLOAKROOM</u>	7ft 2" x 3ft 3". PVCu window faces south. W.C. Wash handbasin. Radiator.

**First Floor**

<u>LIVING ROOM</u>	20ft 10" x 18ft 7". PVCu sliding doors to north facing balcony. Sliding doors to large south facing balcony. Two radiators. Two ceiling light points. Power points. Fireplace. Carpet. Open access to:
<u>KITCHEN</u>	8ft 6" x 7ft 2". Open plan. PVCu window face north. Vinyl flooring. Two ceiling light points. Radiator. Power points. Fitted base and wall units. Stainless steel sink unit with drainer. Partial tiling to walls. Refrigerator. Freezer. Dishwasher. Cooker.

**Second Floor**

<u>LANDING</u>	Velux rooflight. Ceiling light point. Cupboard with hanging space. Smoke alarm. Carpet.
<u>BEDROOM 1</u>	11ft 5" x 9ft 5". PVCu dormer window faces north. Radiator. Ceiling light point. Two double power points. Wardrobes. Carpet.
<u>BATHROOM</u>	7ft 2" x 6ft 9". Velux rooflight. Bath. W.C. Wash handbasin. Vinyl flooring. Radiator. Ceiling light point.
<u>BEDROOM 2</u>	12ft 8" x 11ft 1". PVCu dormer window faces south. Radiator. Ceiling light point. Double power point. Wardrobe. Carpet.
<u>En-Suite Shower Room</u>	7ft 2" x 5ft 2". Velux rooflight faces south. W.C. Wash handbasin. Tiled shower unit. Radiator. Vinyl flooring. Cupboard.
<u>INTEGRAL GARAGE</u>	16ft 6" x 8ft 8" approx. Doors face north. Door to Utility Room. Door to Entrance Hall.