

Alderney Estate Agency

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4 CLOS DE MOURIAUX



ENTRANCE HALL * SITTING ROOM * KITCHEN / DINING ROOM

2 UTILITY ROOMS * W.C. * 3 BEDROOMS * BATHROOM

GARAGE * SHED * GARDEN

£325,000.00 FREEHOLD

Situated in a quiet Clos near the Alderney Pottery, this property is within easy walking distance of the centre of St Anne. May require some renovation to bring it up to date but is well laid out and provides reasonably spacious living accommodation with the added benefit of oil fired central heating.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE VENDOR'S AGENT

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ENTRANCE HALL	11ft 2" x 5ft 4" Entered beneath an open porch with a cupboard containing the meters and circuit breakers. Half glazed wooden door. Ceiling light. Power points. Radiator. Fitted carpet. Door to
SITTING ROOM	19ft 8" x 12ft 4". Three windows face North, South and West with curtains on rails. Ceiling light point Two wall lights. Stone fireplace with Parkray fire, slate hearth and wooden mantelpiece. Shelving. Radiator. Power points. TV point. Fitted carpet.
KITCHEN / DINING ROOM	15ft 4" x 13ft 6". One window faces South with curtains on rail. One window faces East with roller blind. Fluorescent ceiling strip light. Wall and base kitchen units. Stainless steel sink with double drainer in worktops. Rayburn solid fuel range. New World gas cooker. Radiator. Power points. TV point Vinyl tiled floor. Sliding door to:
UTILITY ROOM	6ft 8" x 5ft 4". Half glazed door & window face East, overlooking the garden. Ceiling light point. Stainless steel sink unit with tiled splash back. Base units and work top. Large cupboard housing Poterton oil-fired central heating boiler and hot water cylinder. Shelving. Power points. Vinyl tiled floor. Loft access. Door to:
W.C.	5ft 8" X 2ft 8". Window faces East with obscured glass. Ceiling light point. W.C. Wash hand-basin. Vinyl flooring.
INNER HALL	25ft 8" x 3ft. Ceiling light point. Fitted carpet. Leading to Bedrooms, Bathroom & Garage.
BEDROOM 1	11ft 6" x 11ft 4". Window faces West with curtains on rail. Ceiling light point. Alcove with hanging space, shelving and curtain. Radiator. Power points. TV point. Fitted carpet.
BATHROOM	8ft 4" x 7ft 4". Window faces East. Centre ceiling light point. Half-tiled walls. White suite comprising Bath with shower, wash hand-basin and W.C. Heated towel rail.

BEDROOM 2 13ft 6" x 11ft 6". Window faces West with curtains on rail. Ceiling light point. Radiator. Power points. Fitted carpet.

BEDROOM 3 9ft 10" x 8ft 6". Window faces East with curtains on rail. Ceiling light point. Alcove. Radiator. Power points. Fitted carpet.

GARAGE 14ft 10" x 9ft 10". Window faces North. Ceiling light point. Radiator. Concrete floor with fitted carpet area. Partially converted, this could be used as additional living space. Door to:

2ND UTILITY ROOM 10ft x 8ft 4". Half glazed door and window face East, overlooking the garden. Ceiling light point. Built-in wall and base units. Stainless steel sink with single drainer and tiled splash back. Work top. Power points. Vinyl flooring.

External

GARDEN There are gardens to the front and rear, mainly laid to lawn with mature trees and shrubs. Block-built Shed. Oil tank. Gas bottle station. Raised walkway.



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 items have been tested by our agency and we cannot accept responsibility for any which may prove to be faulty after any sale.