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**VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED**

26 Le Banquage



£430,000 Freehold – new price

This is an ideal family home situated close to Braye beach, and in easy walking distance of local shops, restaurants and bars. It is a substantial two-storey 4/5 bedroom property. The interior is newly decorated to a very high standard.

The accommodation comprises; Sitting Room with dining area, Kitchen, Utility room, 4 Bedrooms, study/ bedroom, Bathroom and Garage.

There are new Upvc windows and central heating throughout. Carpets and curtains are included in the sale.

Entered through a double glazed Upvc obscure glass paned door into:

ENTRANCE HALL(L-Shaped) : **4' 11" x 16' (1.5m x 4.89m)**

Laminate wood strip flooring, West facing double glazed Upvc obscured glass window, 5 recessed overhead spot lights, 2 fitted storage cupboards, double power point. The entrance hall gives access to:

MASTER BEDROOM : **12' 9" x 11' (3.91m x 3.36m)**



East facing Upvc double glazed window with curtain and rod, fitted wardrobe, 6 power points, telephone socket, overhead light, central heating radiator with thermostat.

BEDROOM 2 : **11' 6" x 11' 5" (3.51m x 3.49m)**



West facing Upvc double glazed window with curtain and pole, fitted wardrobe, fitted carpet, overhead light, 4 power points, central heating radiator with thermostat.

BATHROOM

: 9'3" x 8'3" (2.83m x 2.53m)



East facing Upvc double glazed obscure glass window, white suite of W.C, bath with mixer tap and shower, wash hand basin with mirrored medicine cupboard and light with shaving point, separate shower, tiled floor and partially tiled walls, central heating radiator with thermostat, 5 overhead recessed spot lights, fitted shelving.

BEDROOM 3

: 11' 9" x 9' 2" (3.59m x 2.80m)

West facing Upvc double glazed window with net, curtain and rod, fitted carpet, 6 power points, overhead light.

KITCHEN

: 11' x 17' 2" (3.36 x 5.24m)



Fitted wall and floor units, East facing Upvc double glazed window overlooking the garden, 1 1/2 drainer sink with mixer tap, Stoves gas cooker with 5 ring hob and large oven with overhead light and extractor fan, Quarry tiled floor, large breakfast bar, 10 power points, 10 recessed spot lights. Off the kitchen is the:

UTILITY ROOM : 7' 8" x 6' 9" (2.34m x 2.06m)

East facing double glazed Upvc window and door leading to the garden, 2 power points, plumbed for a washing machine, quarry tiled floor, central heating radiator with thermostat.

SITTING ROOM : 15' 6" x 17' 2" (4.73m x 5.24m)



West facing double glazed Upvc window with nets and curtains, South facing patio doors, gas fired stove fire on a quarry tiled heath, 4 overhead recessed spot lights, 8 power points, television aerial, sky point, telephone point, central heating radiator with thermostat.

Up a wooden open tread staircase to:

BEDROOM 4/STUDY : 14' 9" x 10' 4" (4.51m x 3.16m)

2 velux windows facing East and West, 6 power points, fitted carpet, 3 overhead recessed spot lights.

BEDROOM 5 : 6' 6" x 10' 4" (2.00m x 3.16m)

2 overhead recessed spot lights, 4 power points, fitted carpet, east facing velux, door through to attic storage.

OUTSIDE:

GARAGE: : 17' 4" x (5.30m x 3.30m)

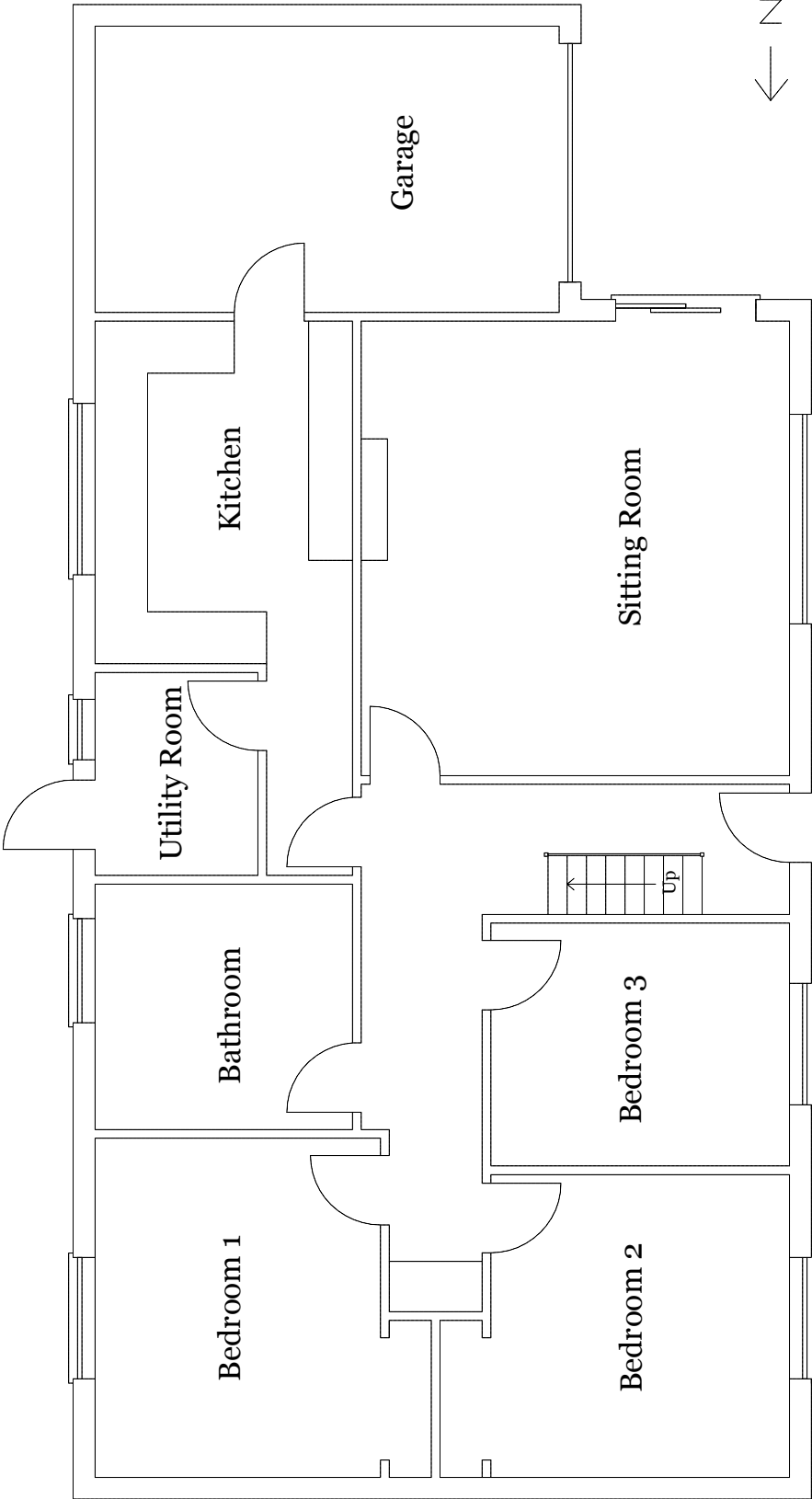
2 power points, overhead strip light, up and over door.



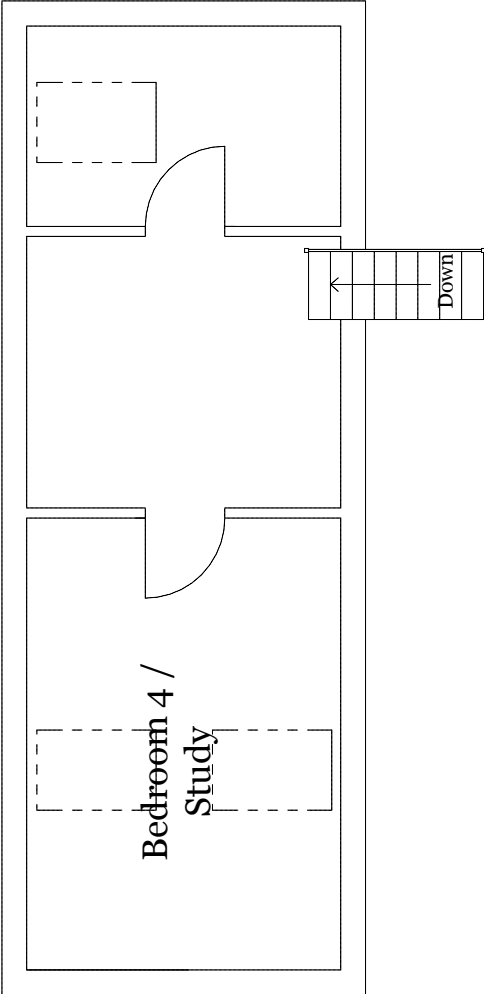
There is a lawned garden surrounded by a hedge which offers privacy and seclusion. There is a patio area in front of the garage which is access from the garden and via the patio doors from the Sitting Room.

RATEABLE VALUE: £57.00
CADASTRE: £82.08
OCCUPIERS RATE: £182.40
WATER RATE: £35.91 p.q.

Ground Floor:



First Floor:



MAPS

