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

2 Little Street



£315,000.00 Freehold

NEW PRICE

This traditional Victorian, end of terrace cottage situated in a picturesque area of St. Anne is being offered at a very reasonable price within the current housing market.

The accommodation comprises: Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom, Study/Bedroom and Bathroom on the ground floor; on the first floor is the Master Bedroom with sun deck leading to the garden, further double Bedroom and Shower Room. The Garage can be accessed from within the house and there is a most delightful walled garden.

The curtains and carpets are included and there is oil-fired central heating and satellite dish. There are ample radiators, power points and lighting.

Entered through half-glazed door into:

ENTRANCE PORCH:

1.62 m x 0.91 m (5'4" x 3'0")

A light, carpeted entrance with overhead light, coat hooks and electricity distribution box. Doorway into:

SITTING ROOM:

4.01 m x 5.79 m (13'2" x 19'0")



A light, yet cosy sitting room with large multi-paned window facing West and open fireplace in natural stone with feature stone display shelves to either side; this room is carpeted. There is a tall, recessed, glass fronted display cabinet.



A wide archway leads through from the Sitting Room to the Dining Room.

DINING ROOM:

3.86 m x 3.71 m (12'8" x 12'2")



The Dining Room has two high level windows facing East towards the garden.

In the Dining Room there is a large under stair cupboard with excellent storage and lighting.

The Dining Room is open plan through to the Kitchen with breakfast bar.

KITCHEN:

4.01 m x 3.48 m (13' 2" x 11' 5")



The Kitchen has an East facing high level window and two opaque skylights which make it a very bright room. The kitchen is fully fitted and has wood strip effect flooring. There is a Hotpoint fridge/freezer, Moffat 2030 automatic gas oven, Electrolux four ring gas hob with extractor fan above, Canon wall mounted foldaway grill, Panasonic microwave and a stainless steel sink with double drainer.

Off the Kitchen is a shelved storage area leading out to the garden.

There is also a **Utility Room** with Hotpoint washing machine, Panda oil fired central heating boiler and Stanley insulated hot water tank with immersion heater.

Through the Utility Room is a separate **Cloakroom** with white W.C. and wash basin.

From the Sitting Room is:

STUDY/BEDROOM 3

2.74 m x 2.97 m (9' x 9'3")



The multi-paned sash window faces West with cushioned window seat; there is a TV point.

This room is currently used as a Study / Home Gym but would make a useful third Bedroom.

Next door to the

Study/Bedroom 3 is:

BATHROOM

2.44 m x 2.67 m (8'0" x 8' 9")



Half-tiled bathroom incorporating recessed tiled shelf; white suite comprising bath with integral shower, hand basin and W.C.; mirrored cupboard with light and shaver point above the basin.

Up stairway to Landing and:

MASTER BEDROOM:

5.49 m x 4.14 m (18'0" x 13'7")



A double bedroom with two double glazed casement windows facing West and patio doors facing East over the sun deck to the garden. There are double built in wardrobes.

BEDROOM 2:

2.99 m x 2.81 m (9'10" x 9'7")



The double glazed casement window faces West and there is loft access in this room. The loft is partially boarded and is lit.

SHOWER ROOM:

2.31 m x 1.77 m (7'7" x 5'10")



The corner shower unit has an H2O Hydro powered shower; the suite is cream and consists of hand basin and w.c. There is a large vanity mirror with light; wooden medicine cabinet and wooden shelf. The window is double glazed upvc and faces East.

GARAGE:



The Garage is well lit, has an up and over door to Little Street and a further door leading to steps up to the garden and there is also a door leading directly into the house. There is water and power to the Garage.

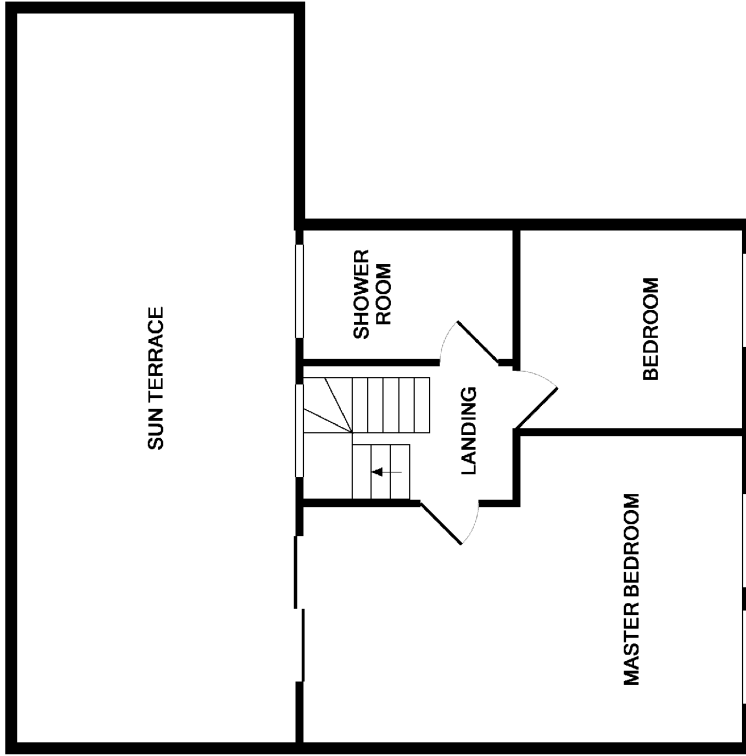
EXTERIOR:

The garden is secluded and most attractive. It is accessed via the Master Bedroom, the Kitchen and the Garage.



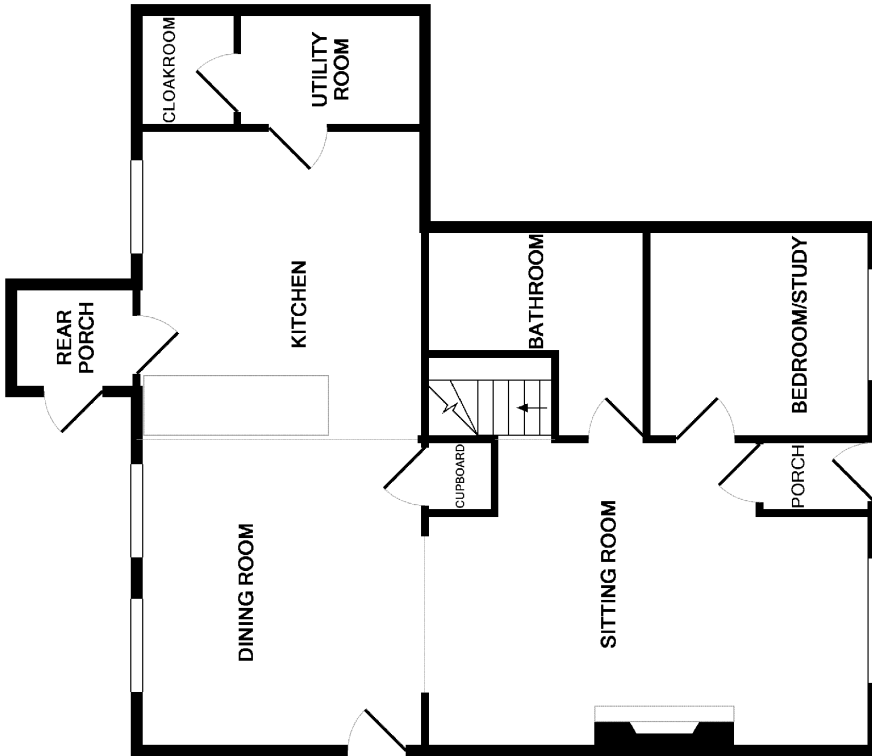
Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide

FLOORPLAN



1ST FLOOR
 APPROX. FLOOR
 AREA 804 SQ.FT.
 (74.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1632 SQ.FT. (151.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 APPROX. FLOOR
 AREA 828 SQ.FT.
 (76.9 SQ.M.)



MAPS

