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

2 MARE JEAN BOTT



PRICE: £250,000 Freehold

A traditional two-bedroom cottage set in a quiet street close to the shops and the countryside at the edge of St. Anne.

The accommodation comprises an Entrance Hall, Dining Room with arched opening to the Living Room and Kitchen with Utility Room/Hallway. On the first floor there are two double Bedrooms, Bathroom and separate W.C.

There is oil-fired central heating throughout and the property has recently been re-plumbed, re-wired and re-roofed. There are ample radiators, sockets and lights.

To the rear of the property is a raised patio and decked area for entertaining.

Entered through wooden front door into:

PORCH : **1.54 m x 0.99 m (5' 1" x 3' 3")**



This is a practical porch with painted timber block floor, wall hooks, recessed ceiling light and electric meter and fuse box.

Through doorway to:

DINING ROOM : **4.4 m x 3.3 m (14' 3" x 10' 10")**



The flooring for the Dining Room and Sitting Room is a continuation of the painted timber block from the Porch. The sash window faces East and there is a single wall light and three recessed ceiling spotlights. There is a recessed bookcase with three shelves and a cupboard under the stairs, which has shelves and lighting.

Through wide archway to:

SITTING ROOM : **4.4 m x 4.0 m (14' 3" x 13')**





A very cosy sitting room, with East facing sash window, three wall lights and recessed ceiling spotlights. The fireplace has a tiled hearth and mantelpiece and a brick surround; there is a chimney but this currently is not lined so the fireplace is decorative only. There are shelves in the recess to the left of the fireplace and there are TV and telephone points.

Through archway to:

UTILITY/HALLWAY

: 5.68 m x 1.82 m (18' 8" x 6')



This is a light, wide Hallway, with four West facing, high level windows and wood-strip flooring; an airing cupboard with double louvered doors and slatted shelving containing the Grant oil-fired boiler. There is a further deep cupboard extending under the lower patio containing a Zanussi Turbodry 1000 washer/dryer. By the archway to the Kitchen is a Zanussi fridge/freezer.

Through to:

KITCHEN

: 2.6 m x 1.8 m (8' 8" x 6')



Fitted kitchen with light fronted storage units and wood effect worktops; quarry tiled floor and ceiling strip light. There is a stainless steel single sink with drainer and mixer tap; freestanding Leisure 2100 Sterling gas 4-ring cooker with grill and extractor fan over; Zanussi dishwasher and half-tiled walls.

Through door between the two reception rooms to the stairway, which is carpeted and has a high level window facing West and a decorative display alcove and up to:

FIRST FLOOR

LANDING : 2.38 m x 1.82 m (7' 10" x 6')

The carpeted landing has a smoke alarm and loft access with ladder. The loft is lit and part boarded.

MASTER BEDROOM : 4.4 m x 4.0 m (14' 6" x 13')



A surprisingly large Master Bedroom with two East facing sash windows and a West facing window; there is a double wardrobe with storage over and a wash basin with splash-back tiling, mirror and light with shaving point. The bedroom is carpeted and has a ceiling light.

Back to Landing and:

BEDROOM 2 : 3.3 m x 3.2 m (10' 10" x 10' 4")



A pretty, twin bedroom with East facing sash window, carpeted and with a ceiling light.

Back to landing and through to:

BATHROOM

: 12.3 m x 1.8m (7' 7" x 6')



There is a white suite of W.C, wash hand basin and bath with integral Mira shower fitting. There are two windows facing West and North; the wash basin has a mirror above and light with shaver point. The flooring is Vinolay and the walls are marble effect Formica laminate; there is a ceiling light.

From the Landing to:

CLOAKROOM

: 1.21 m x 0.86 m (4' x 2' 10")



An additional cloakroom with white suite comprising W.C. and hand basin with splash-back tiling; extractor fan; ceiling light; Vinolay flooring and ceiling light.

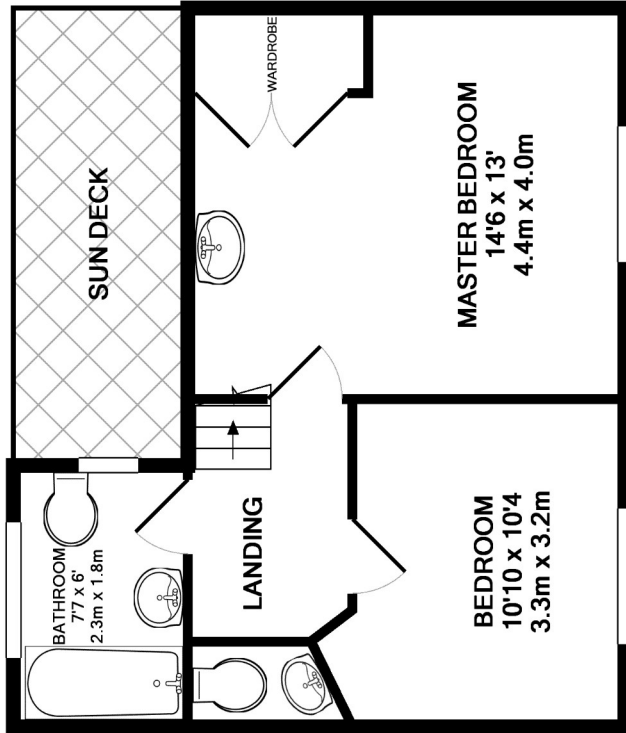
OUTSIDE:

With steps leading from the Hallway, the garden has a raised patio area and is ideal for al-fresco dining.



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. In particular the rooms in this property are irregularly shaped and the measurements above are a guide only as to their layout.

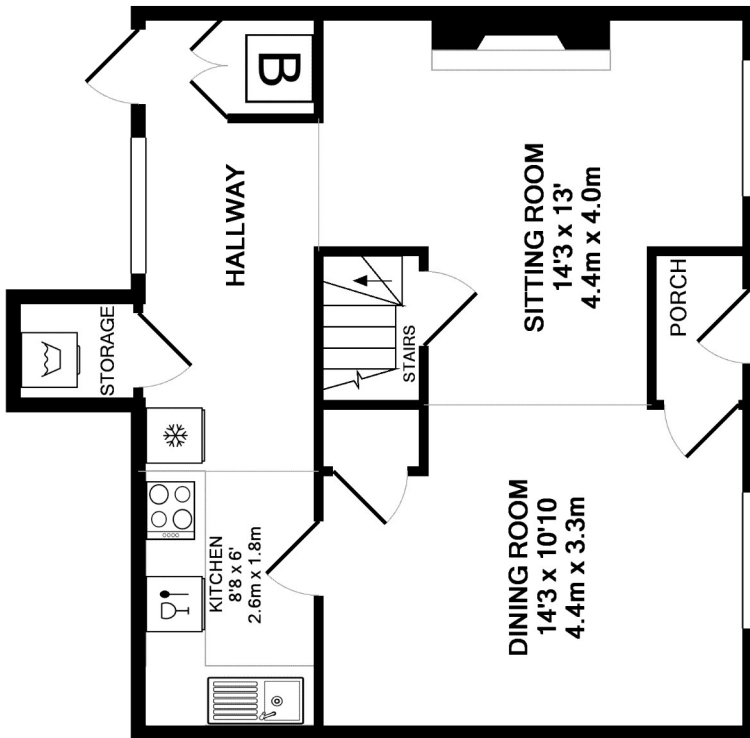
FLOORPLAN



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.8 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 497 SQ.FT.
(46.2 SQ.M.)



MAPS:

