

# Mitchell & Partners Ltd

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**VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED  
46 HIGH STREET**



**£251,500.00 Freehold NEW PRICE**

A three-storey terraced town house conveniently situated in St. Anne's and only a few minutes walk to the island's shops and banks.

The accommodation comprises; a Reception Room/Office, Sitting Room, Kitchen, three Bedrooms and two Bath/Shower Rooms. Carpets and Curtains are included and the property has full oil-fired central heating.

The South facing garden has an outhouse/workshop. This property would be ideal for a first time buyer or someone looking for an office/shop with accommodation above or as a holiday home.

Entered at the front through a hardwood North facing door into:

**RECEPTION ROOM/STUDY** : **13' x 11'8" (3.96 m x 3.55 m)**

There is laminate flooring, shelving, wall light, North facing U.P.V.C. double glazed window, curtains, power points, radiator and electricity meter.



Stairway to

**BEDROOM 3** : **10'10" x 8'6" (3.20m x 2.59m)**

This bedroom has a West facing window with wide sill, Venetian blind, carpet, central heating radiator, overhead light and power points.

**CUPBOARD** : **7' x 2' 2" (2.13 m x 0.66 m)**

Within Bedroom 3 there is a walk-in storage cupboard with shelving, which could easily be converted to small en-suite with existing plumbing for hand basin and toilet.

Stairs (with overhead storage cupboard) leading up to

**FIRST FLOOR**

**SITTING ROOM**

**: 13'2" x 10' 7" (4.01 m x 3.23 m)**

This is a most attractive sitting room with a beamed ceiling and an open fireplace with a tiled hearth and wooden mantelpiece. The floor is hardwood and there are two UPVC double glazed sash windows facing North with substantial sills. There is a wall light and central heating radiator and also Power point sockets, TV with SKY and telephone socket.



Stairs leading to

**KITCHEN**

**: 12'0" x 11'7" (3.66 m x 3.53 m)**

This is a delightful, light and sunny Kitchen with large U.P.V.C. South facing window overlooking garden with half-glazed door leading to the garden.



The kitchen is fully fitted with wooden units, single drainer sink and worktops. There is a Hygena 'QA' electric oven and four ring gas hob with cooker hood. Vinyl floor. Built in cupboard containing recently installed oil fired central heating boiler.

**SHOWER ROOM**

: **7'3" x 5'8" (2.21m x 1.72m)**



Obscured glazed window with blind and wide sill for storage, further storage with shelving. White wash hand basin, W.C. and fully tiled shower with glass doors. Overhead spot, roller blind, vinyl flooring

Landing with radiator, ceiling light, thermostat and smoke alarm.

Stairs leading to:

**MASTER BEDROOM**

: **13'0" x 10'5" (3.96 m x 3.68 m)**



Two double glazed North facing windows with wide sills and roller blinds. There is display shelving above the windows, a radiator, ceiling light, power points and the room is fully carpeted.

Stairs lead up to:

**FAMILY BATHROOM**

: **5'5" x 5'9" (1.65 m x 1.75 m)**



A practical family bathroom with white suite comprising bath, hand basin and W.C. There is splash back tiling. The bath has a wooden bath panel. There is laminate flooring and the toilet seat is also wooden to complete the effect. Over the basin there is a mirror and a ceiling spotlight.

The landing has an airing cupboard containing shelving and hot water cylinder (heated by either the oil fired boiler or immersion heater). Ceiling light.

**BEDROOM 2**

: **11'0" x 8'3" (3.35 m x 2.52 m)**

This is a light, sunny bedroom with South facing double glazed casement window with pole and curtains. There are two pretty double candle wall light fittings; a beige carpet, radiator and power points.



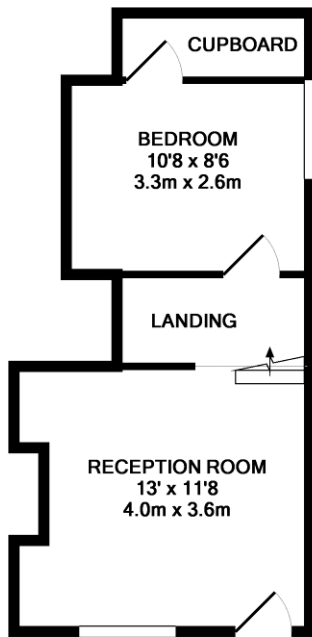
## **GARDEN**

The South facing garden has both lawn and a raised deck area and lawn. Trees and shrubs (including Almond tree). There is an workshop/outhouse. The garden is enclosed and safe for children and animals with fencing/wall on all sides.

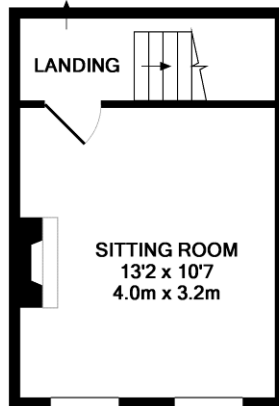


*Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide*

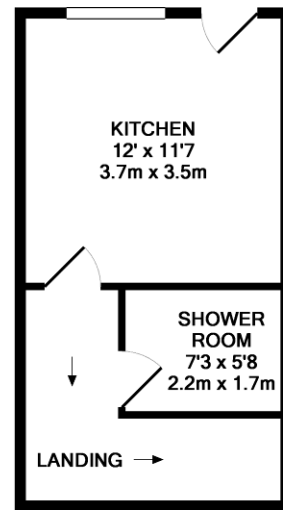
# FLOORPLAN



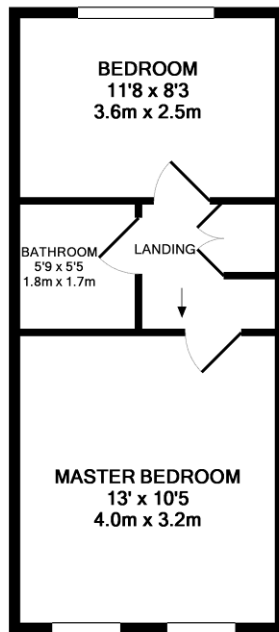
GROUND FLOOR  
APPROX. FLOOR  
AREA 27.5 SQ.M.  
(296 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 18.6 SQ.M.  
(200 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 23.5 SQ.M.  
(253 SQ.FT.)



3RD FLOOR  
APPROX. FLOOR  
AREA 29.3 SQ.M.  
(316 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.9 SQ.M. (1065 SQ.FT.)

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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