

# Mitchell & Partners Ltd

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## **SOLE AGENCY**

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

**PRIMROSE COTTAGE, 53 High Street**



***£210,000 Freehold* NEW TO MARKET**

This property is a delightful, quaint cottage which has recently been renovated to an exceptionally high standard. It is situated close to the main shopping area within an area of traditional cobbled streets.

The accommodation comprises Kitchen/Dining Room, Lounge, double Bedroom and Bathroom. The fixtures and fittings are of the highest standard. There is under floor central heating and U.P.V.C. double glazing.

The house has full central heating and has recently been completely re-plumbed.

UPVC double glazed stable-style front door leads into:

**KITCHEN/DINING ROOM : 12' x 10' (3.65 m x 3.04 m)**

UPVC double glazed windows, with blinds, face North and East. The kitchen is fully fitted with white laminate base and wall units and shelving, granite effect worktops and a stainless steel inset sink. Neff five-ring gas hob with stainless steel extractor hood. Neff electric oven, Panasonic microwave, Neff washer/dryer, Bosch dishwasher, Bosch fridge/freezer. There is ceramic tiled flooring with electric underfloor heating. Eight ceiling spotlights and emergency lighting circuits, also fully-wired smoke alarm; four double power points. Partial tiling in toned greys to the walls. Boxed in electricity meters. The furniture is a glass dining table with cantilever extensions and two dining chairs.



Up a carpeted stairway to:

**LOUNGE : 12' x 10' (3.65 m x 3.04 m)**



Three UPVC double glazed windows, all with blinds; two facing North and one facing East. Laminated wood flooring with electric underfloor heating. Beamed ceiling. Victorian fireplace (not in use). Fitted bookshelves. Four wall lights, six double power points. Wall mounted cabinets and cabling for sky. Sky dish is present. The furniture is currently a beanbag settee.



Up carpeted staircase with UPVC double glazed South facing window to:

**BEDROOM:** : **10' x 7' 6" (3.04 m x 2.28 m)**



Two UPVC double glazed dormer windows facing North and one UPVC double glazed window facing East, all with blinds. Four spotlights, two wall lights, four double power points. Laminated wood flooring with electric underfloor heating. Shelving with basket storage, double bed. There is loft access.

**BATHROOM** : **5' x 4' 6" (1.52 m x 1.36 m)**

Velux roof light facing South. The bathroom suite is white and comprises W.C., bath with thermostatically controlled power shower, hand basin with mirror over; fully tiled with tiled flooring and two spotlights.

*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*

# MAPS

