



Maillard  
& Co

£ 560,000

1 St Josephs Villas, La Grande Route de St Clement

For Sale



“Charming, 1930's Three Bedroom End of Terrace  
Home with Large West Facing Garden.”

3

Bedrooms

2

Receptions

1

Bathrooms

For Sale

## Property features

Ideal Location for Schools and Town

Three Bedroom End of Terrace

In need of some TLC

Create a lovely family home

Parking x 1

Option to purchase additional parking  
for £40k



Maillard  
&C<sup>o</sup>

## Property details

Charming, 1930's Three Bedroom End of Terrace Home with Large West Facing Garden.

We are delighted to present to market this three bedroom, end of terrace home. Located opposite Samares Manor, on an excellent bus route and close to schools and local amenities. This property offers the perfect downsize or first step on the property ladder. Ground floor consists of bright entrance hall, living room, separate kitchen / diner, cloakroom and utility cupboard. On the first floor there are two double bedrooms and a single bedroom with a house bathroom. Externally the property offers an impressively large, west facing, laid to lawn garden and parking for one car with the possibility to create a further space. In need of refurbishment, creating an ideal opportunity to put your own stamp on a property.

Sold with vacant possession and no onward chain.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



















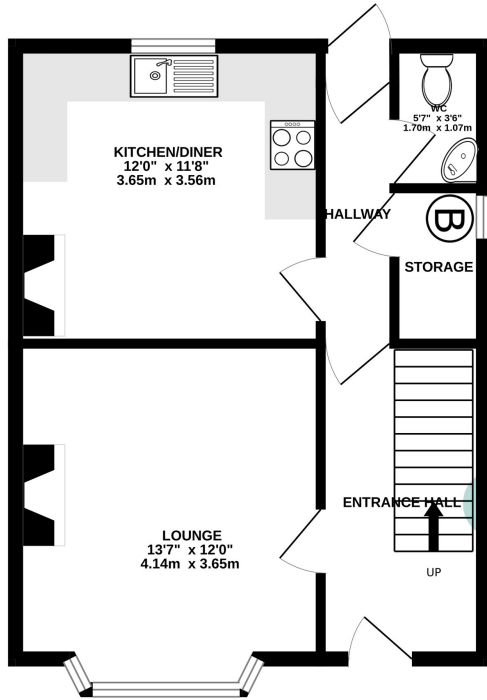




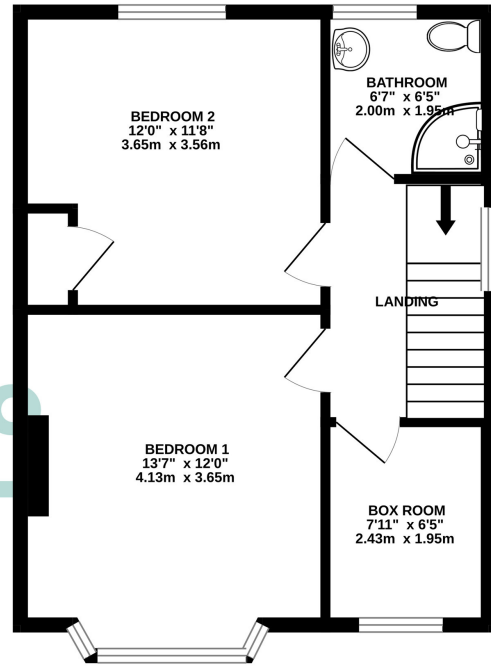




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



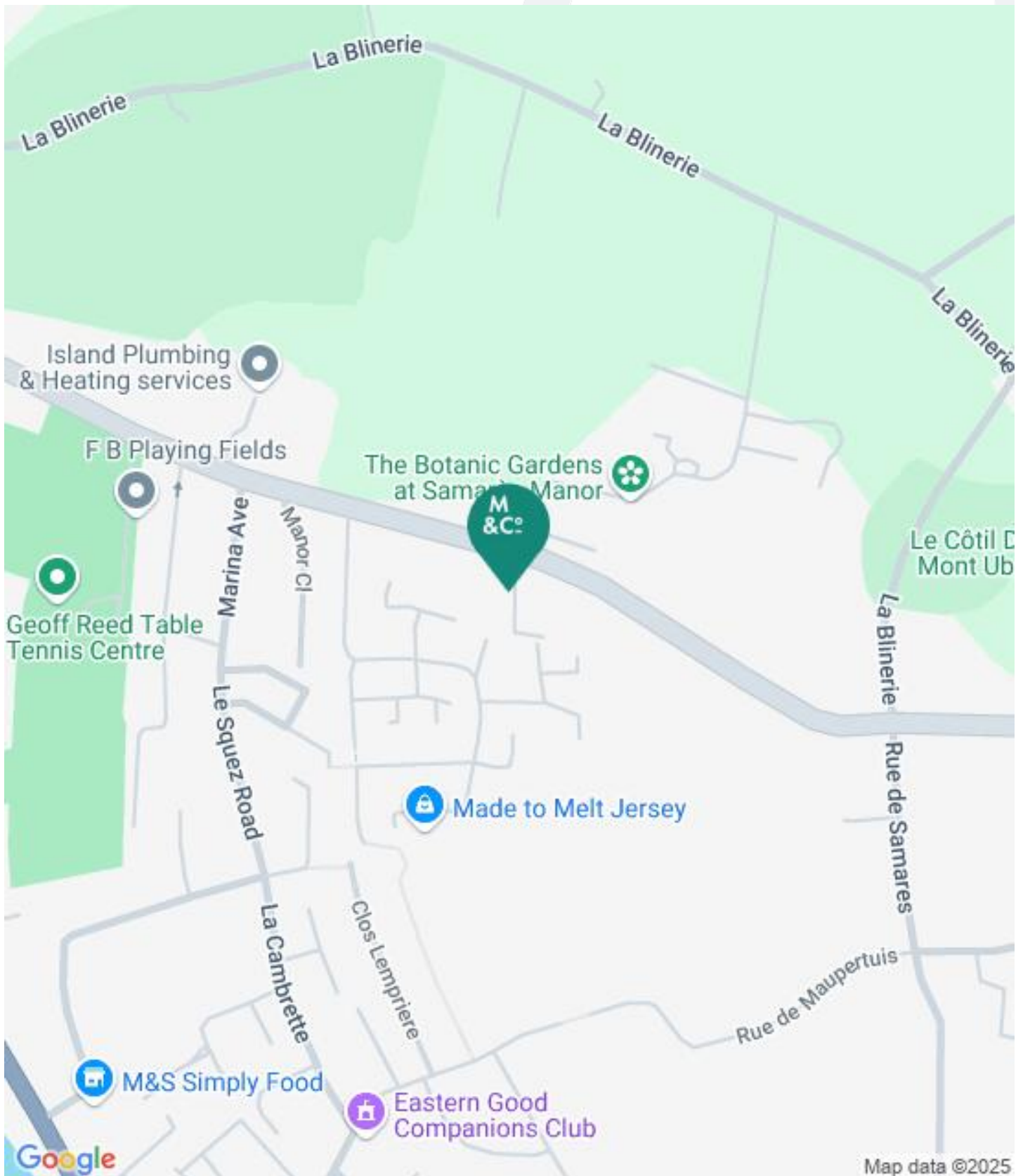
1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For Sale





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