



Maillard  
& Co

£ 670,000

Fernlea, La Grande Route Des Sablons

For Sale



“Spacious, three bedroom, terraced family home,  
just a short walk away from the beach and golf  
course. ”

3

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

Walk in condition

Terraced 3 bedroom home

Possibility to create a further double  
bedroom

Garage + Driveway Parking

Large, low maintenance patio garden



## Property details

Spacious, three bedroom, terraced family home, just a short walk away from the beach and golf course.

Quietly situated towards the entrance of a small cul-de-sac, this terraced family home has been well maintained and presents itself in walk in condition throughout. The entrance boasts a spacious hallway with under-stairs storage, fully integrated modern kitchen with direct access to the paved garden, bright living room with ample space for dining/entertaining, leading onto the sun room with access to the low maintenance large garden. The first floor offers two good sized double bedrooms, with a small study/child's bedroom and house bathroom.

Towards the rear of the property is a large, low maintenance and secure enclosed rear garden, perfect for children and pets. There is direct access from the garden to the single garage, providing parking for up to two small cars and ample storage solutions, additionally there is a gravel car parking space adjacent to the garage. There is possibility to convert the loft for a further double bedroom subject to planning.

All mains services, except water (septic tank) no gas. 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.

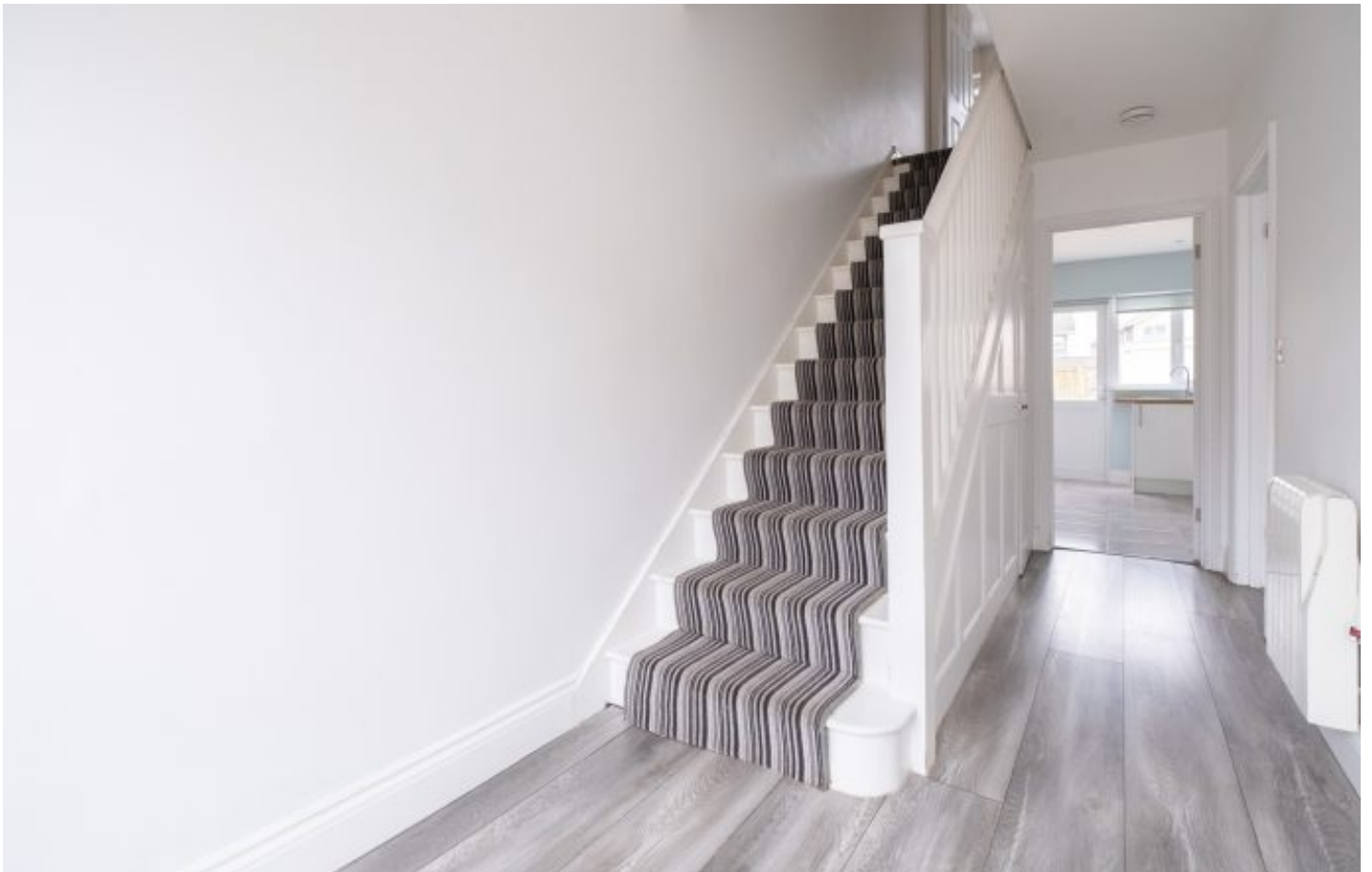
























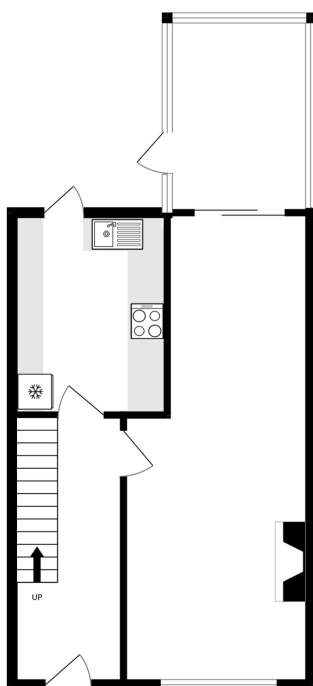
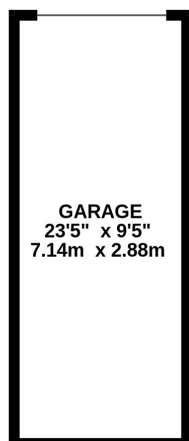




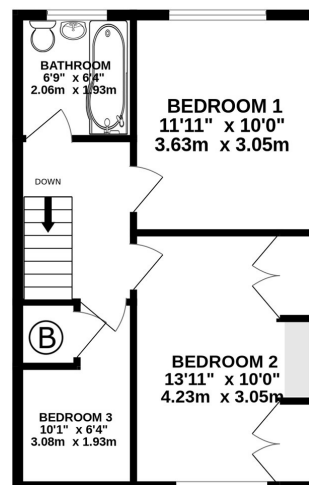




GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



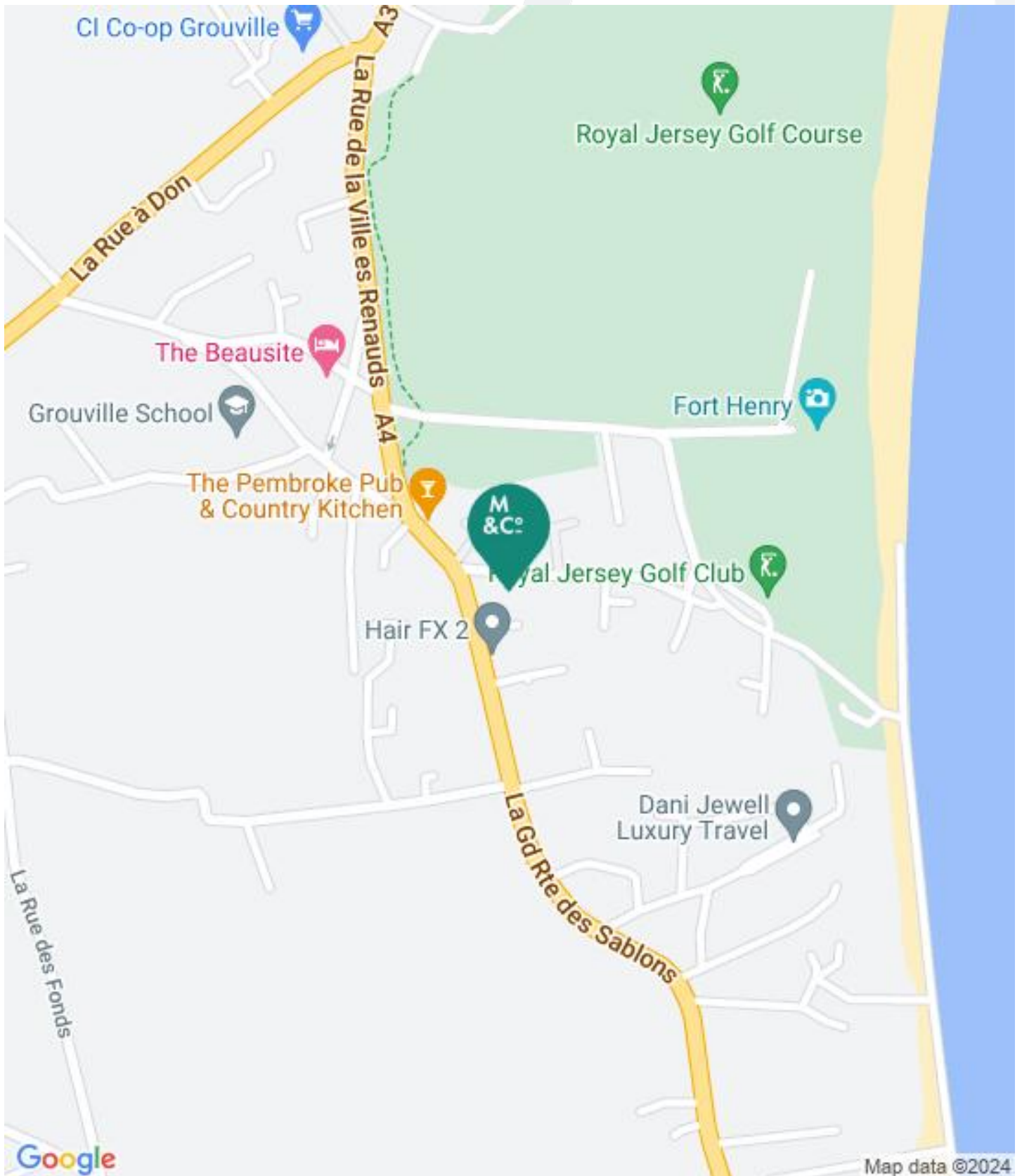
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TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

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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