



Maillard
& Co

£ 695,000

Glen Cottage, La Route de St Aubin

For Sale



“Three Bedroom Home and One Bedroom
Ground Floor Unit Requiring Modernisation”

4

|
Bedrooms

3

|
Receptions

2

|
Bathrooms

For Sale

Property features

Two Generation Home
Modernisation Required

Home with Income
Garden for Each Unit



Property details

Three Bedroom Home and One Bedroom Ground Floor Unit Requiring Modernisation

This detached two generation family home is quietly located off a quiet footpath in the popular residential area of First Tower within walking distance of the local amenities, bus stop, park and beach. St Helier town centre is just a 20 minute walk away or simply hop on your bicycle along the seafront.

Offering two generation living or a home with income, the property is in need of modernisation throughout and the main house briefly comprises; conservatory, living room, kitchen and large store cupboard (scope to install wc or utility, if required), 3 double bedrooms and 1 bathroom. The unit sits on the ground floor to the rear of the main house and provides a living room-kitchen, bedroom and shower room.

Externally, there is a south facing garden for the main house and courtyard for the unit with separate access. There is a large garden store and scope exists to incorporate this into the unit (subject to Planning consent).

Although no parking comes with the property, there is paycard parking available on Mont Cochon.

Oil fired central heating (broken down). Air source heat pump for unit. Double glazed. Mains water and drains. Freehold.

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.















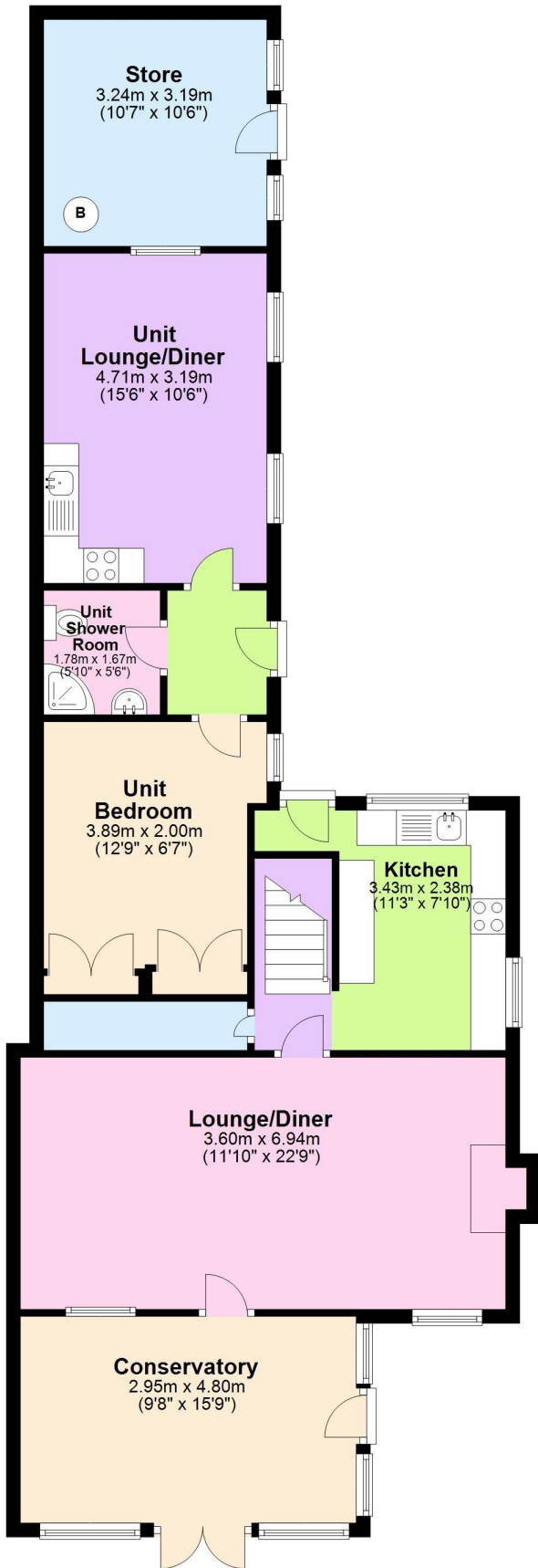






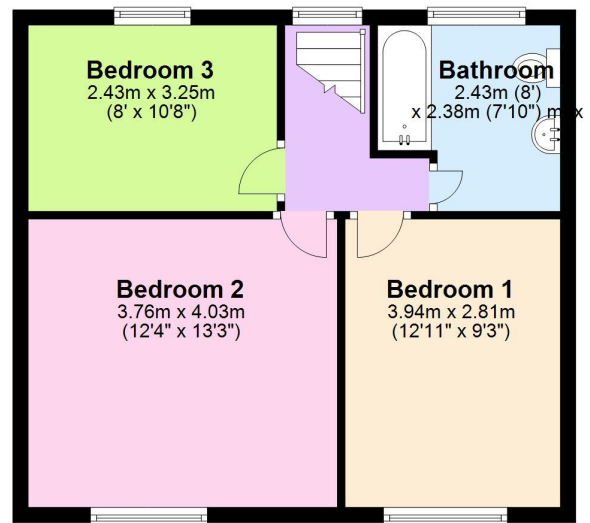
Ground Floor

Approx. 99.0 sq. metres (1065.4 sq. feet)



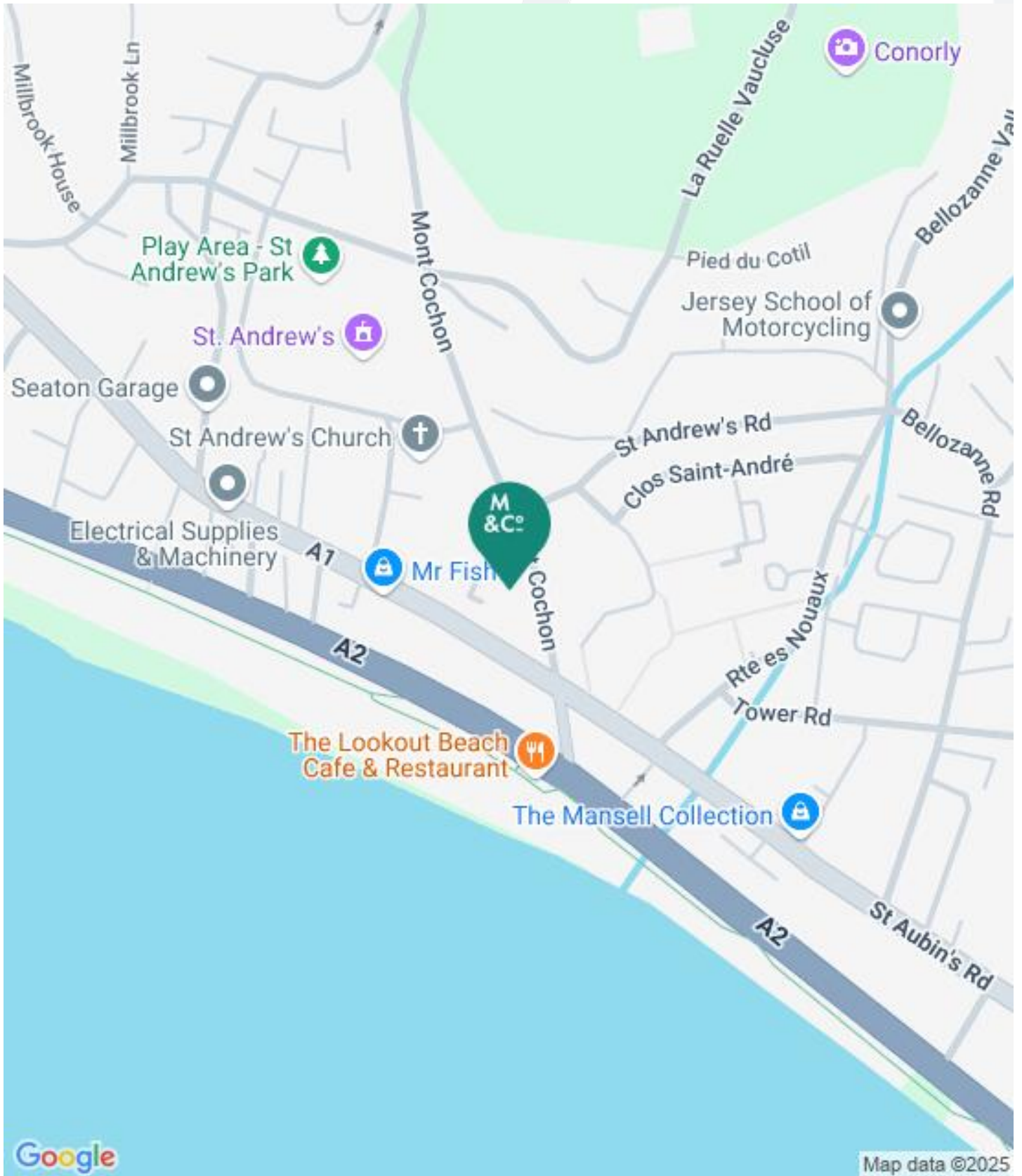
First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 143.1 sq. metres (1540.1 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.
Plan produced using PlanUp.





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