



Maillard
& Co

£ 575,000

10 Gainsborough Close, La Rue du Trot

For Sale



“Charming Semi-Detached Family Home”

2

Bedrooms

1

Receptions

1

Bathrooms

For Sale

Property features

Front and Rear Gardens

Parking for 2 to 3 cars

Walk in Condition

Triple Glazing

Good Bus Route

Close to Amenities



Property details

Charming Semi-Detached Family Home

Welcome to this beautifully maintained semi-detached house, built in 1992 and perfectly situated in the sought-after area of St. Saviour on the St. Martin border. This inviting home features two double bedrooms and a well-appointed house bathroom, making it ideal for families, couples, or those looking to downsize or take that first step into property ownership.

This property is in walk-in condition, having been meticulously cared for, allowing you to settle in without the need for immediate renovations. Enjoy the comfort of a cosy living space that blends modern convenience with homely charm, enhanced by efficient electric heating with E20 tariff and triple glazed windows for energy efficiency and reduced noise. The fully boarded loft space spans the footprint of the property, offering additional storage and the potential for future expansion upstairs, subject to planning.

Outside, you'll find front and rear gardens designed for all-day sun, providing the perfect outdoor space for relaxation and entertainment. Additionally, there is a garden shed with utilities plumbed in, making it perfect for extra storage or a potential workshop.

Situated close to local shops and amenities, you'll find everything you need just a short walk away. With excellent bus routes nearby, commuting to neighbouring areas is a breeze. This home also falls within the catchment area for the highly regarded St. Martin's School, making it an excellent choice for families.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing!

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.









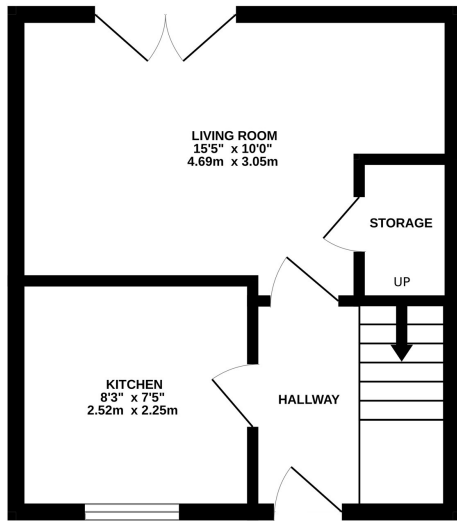




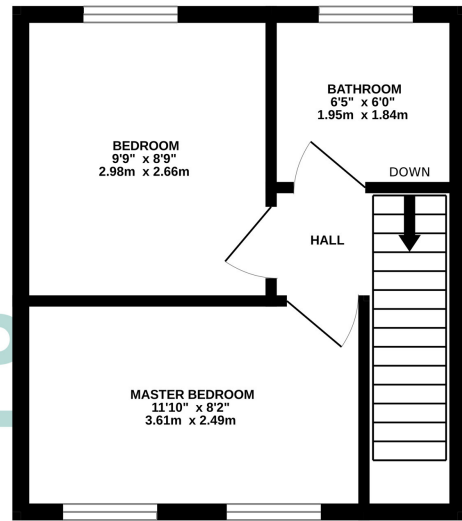




GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

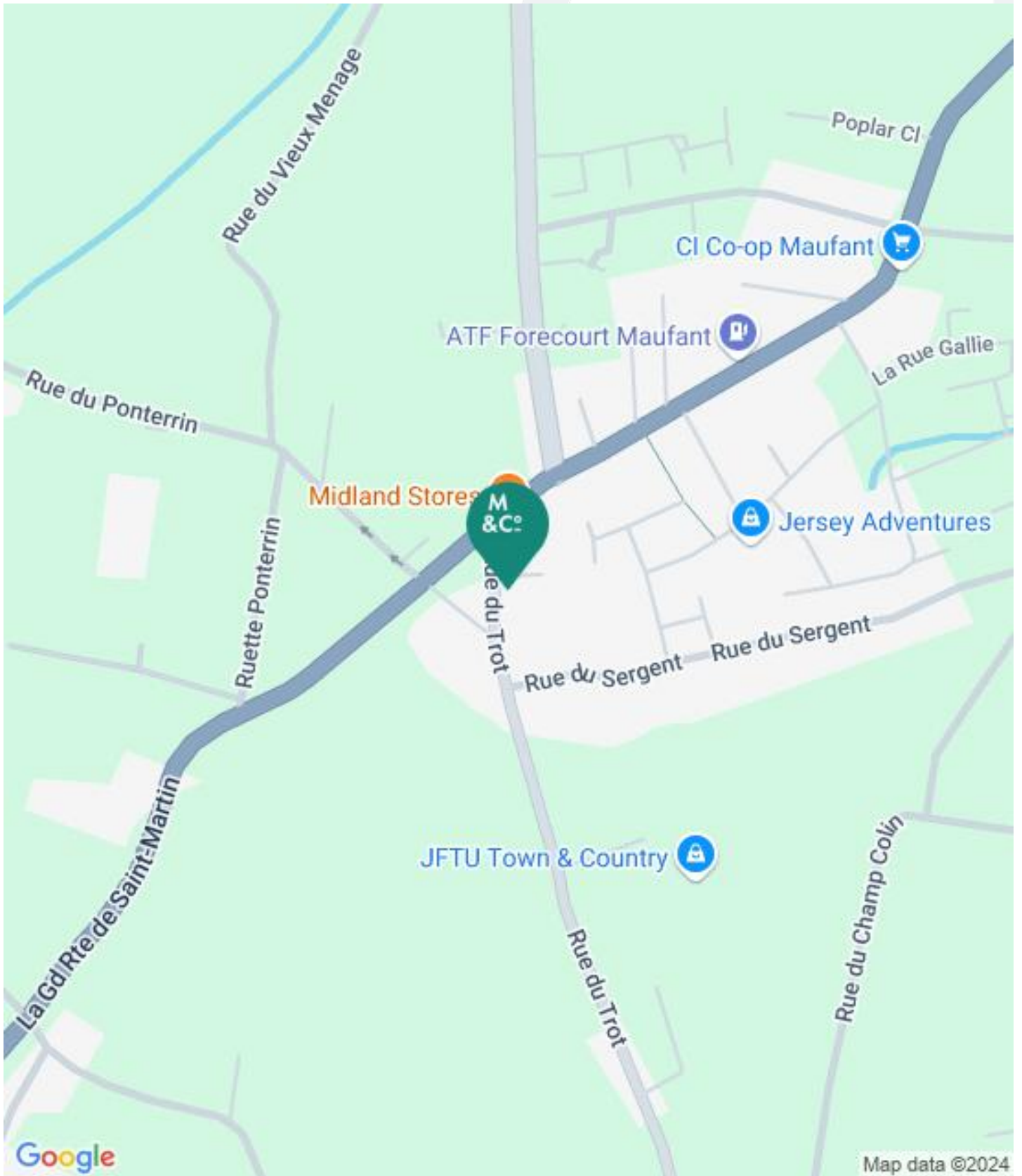


1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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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