



Maillard  
& Co

£ 695,000

5 Boulivot Court, La Vieille Rue

For Sale



“End terrace, three bedroom granite home in  
Grouville.”

3

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

End Terraced Property	Rural and Peaceful Location
Parking for 3 cars	Fully renovated
3 bedrooms - 2 bathrooms	Chain free



## Property details

End terrace, three bedroom granite home in Grouville.

Quietly situated within a small hamlet of residential homes, this terraced family home has been well maintained and presents itself in walk in condition throughout. The Warren boasts a bright entrance, fully integrated eat-in modern kitchen with direct access to the paved garden, bright living room with ample space for dining/entertaining with sliding doors providing access to the low maintenance paved wrap around garden, ground floor shower room. The first floor offers two good sized double bedrooms, with a small study/child's bedroom and modern house bathroom.

Towards the rear of the property is a low maintenance and secure enclosed rear garden, perfect for children and pets. There is parking for one car alongside the property and additional two spaces.

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.

















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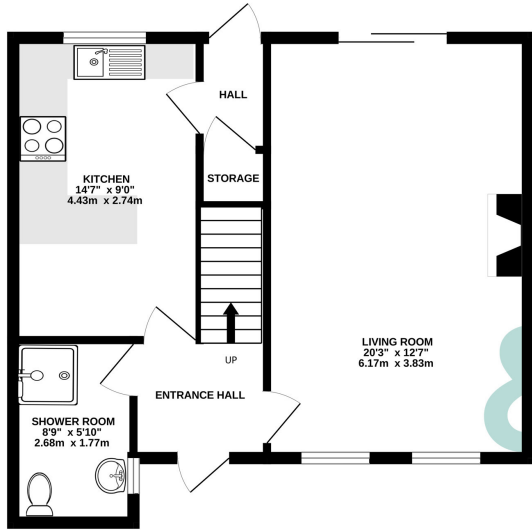
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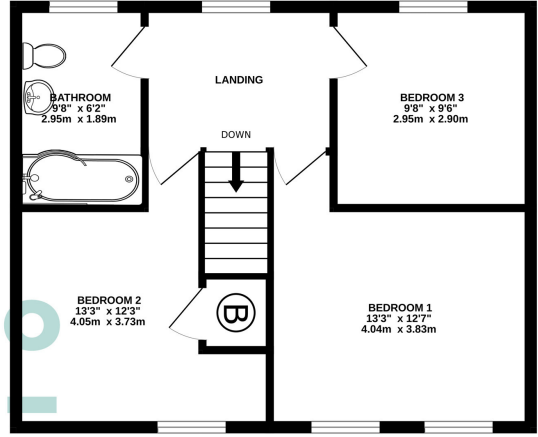
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GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

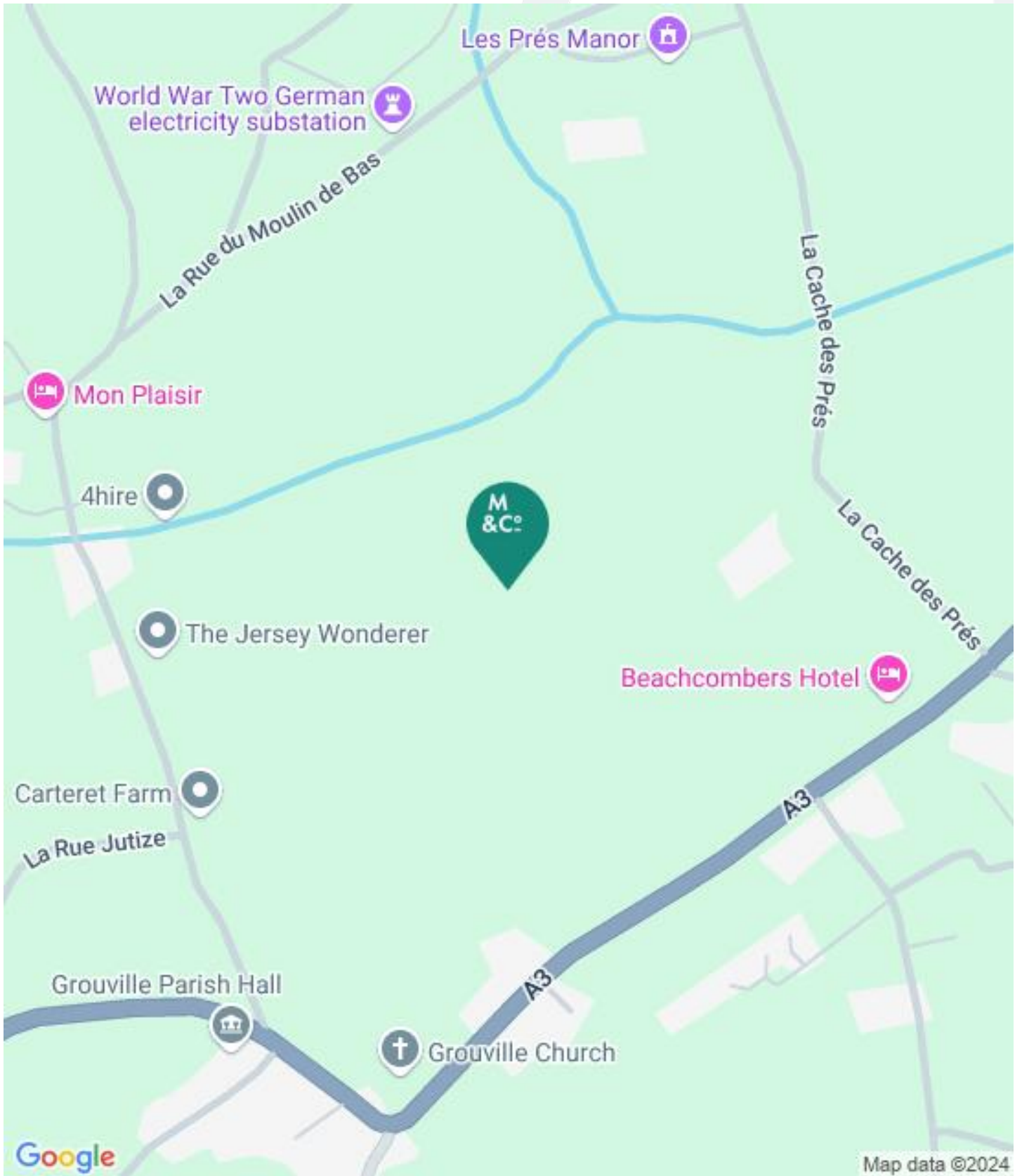


1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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