# Elmswood

# £765,000

La Rochelle Road, Vale GY3 5DN

LOCAL MARKET SOLE AGENT

## A detached cavity-built bungalow located within walking distance of L'Ancresse and Bordeaux.

Whilst the property would benefit from some interior upgrading the accommodation is remarkably spacious and externally there is ample parking and tiered gardens.

School catchment: Vale Primary and St Sampson's High

## Key facts

3 1 1

- Cavity built bungalow
- Would benefit from upgrading
- Spacious accommodation
- Close to L'Ancresse Common
- Good parking and tiered gardens


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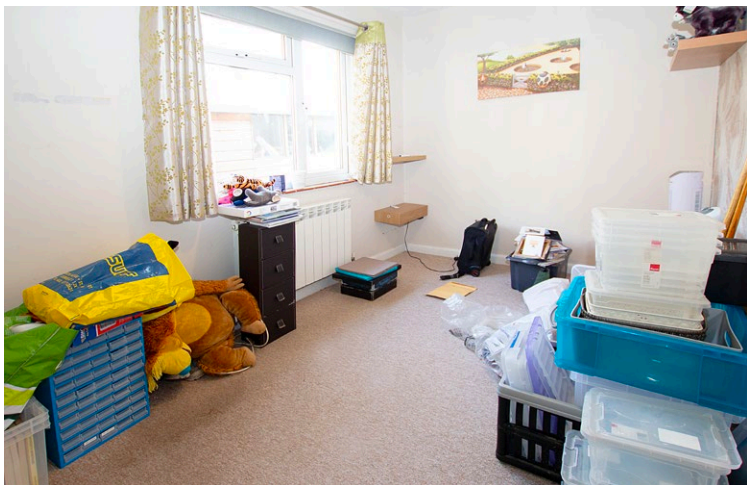
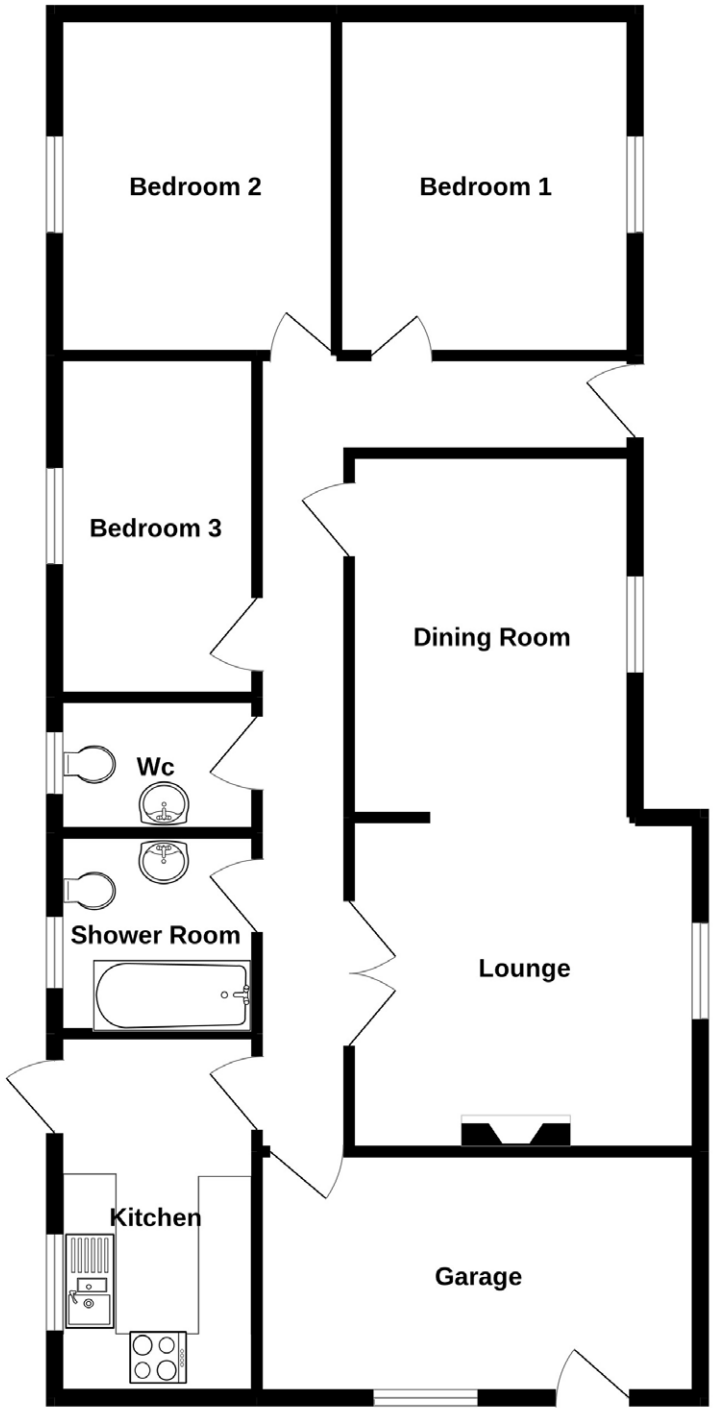
GUERNSEY'S ESTATE AGENT



# Floorplans

GROUND FLOOR

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## Entrance hall

14' x 3'9 + 25'5 x 3'4 (4.5m x 1.1m + 7.7m x 1m)

## Lounge/Dining room

21'2 x 14'9 narrowing to 10'9 (6.4m x 4.6m, 3.3m)

## Kitchen

12'3 x 7'8 (3.7m x 2.4m)

**APPLIANCES**

- Rangemaster electric oven with 5 ring gas hob
- Bosch dishwasher
- Extractor fan

## Bedroom 1

11'9 x 10'5 (3.6m x 3.2m)

## Bedroom 2

11'9 x 9'5 (3.6m x 2.9m)

## Bedroom 3

11'8 x 7'4 (3.6m x 2.2m)

## Bathroom

7'4 x 6'7 (2.2m x 2m)

## Separate WC

7'6 x 3' (2.3m x 0.9m)

## Garage

17'5 x 8'7 (5.3m x 2.7m)

**APPLIANCES**

- Samsung washing machine

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## EXTERIOR

The property is accessed over a tarmac and gravelled driveway providing ample parking. Access to the rear garden can be gained by either side of the property and leads to steps up to the rear gardens which are partly laid to lawn with decked and paved areas for Al fresco dining. The whole is enclosed by granite and earth banks and mature shrubs.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity, water and drainage, oil fired heating, mains gas, uPVC double glazing.

**Finding the property:** From Bordeaux travelling towards L'Ancresse the property is the last bungalow on the right-hand side, along La Rochelle Road just before you get to the corner to La Moye road.

**Perry's ref:** 7 G3

**what3words:** torches.spoiler.ramble

**TRP:** 133

CONTACT OUR LOCAL MARKET TEAM

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