



# Cartouche

Braye Road Clos, Braye Road, Vale, GY3 5PD

## £605,000

LOCAL MARKET

SOLE AGENT

Situated on a generous private corner plot, this large semi-detached property offers excellent potential and would benefit from some cosmetic updating.

Boasting a substantial driveway with ample off-road parking and a spacious layout throughout. Cartouche is tucked away at the end of a clos and enjoys both privacy and convenience.

School catchment: Vale Primary School / St Sampson's High School

### Key facts



- Corner plot
- Garage and ample parking
- Lovely private garden
- Ample living space
- Convenient location
- Offering up to 3 bedrooms
- No onward chain

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GUERNSEY'S ESTATE AGENT





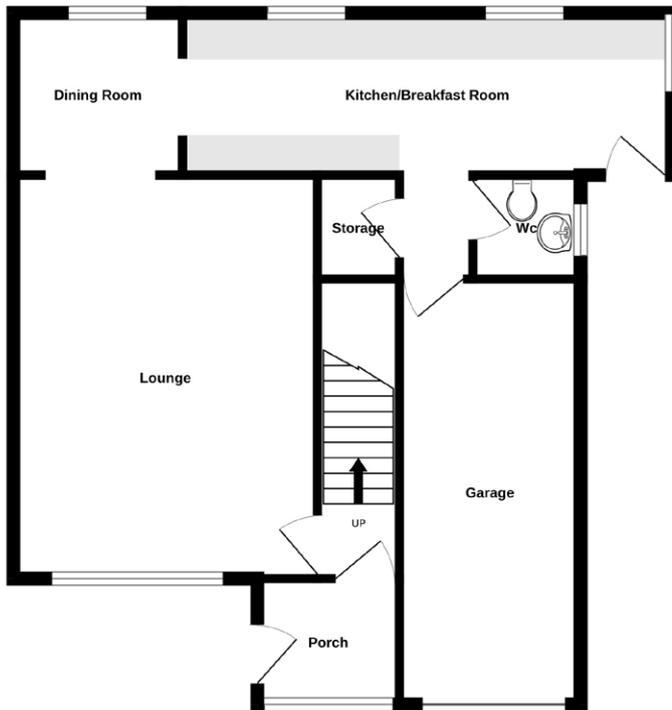




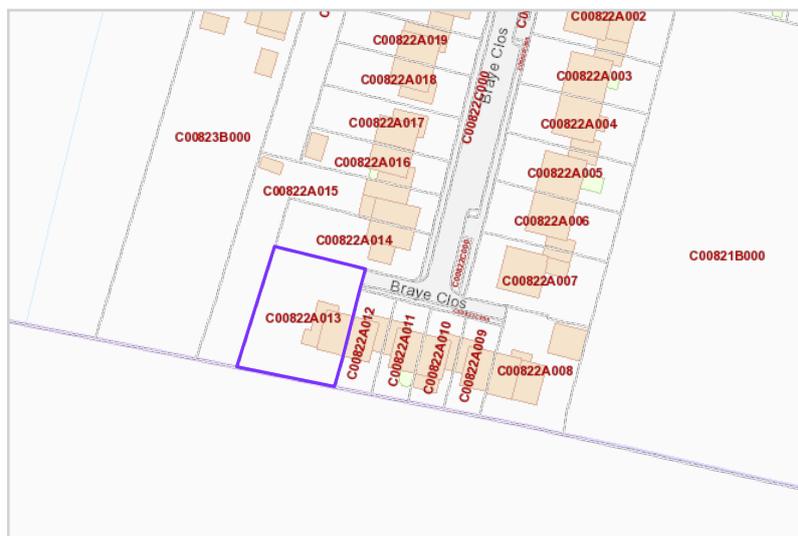
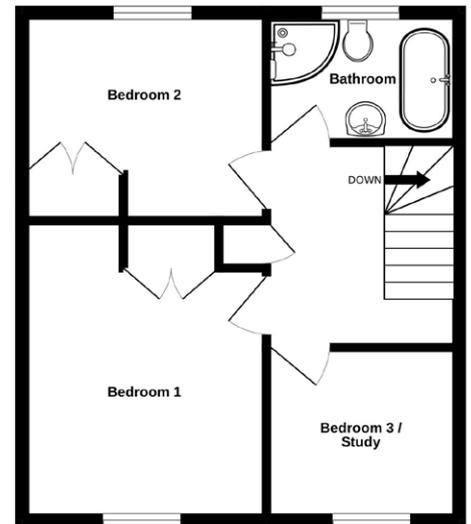


# Floorplan

GROUND FLOOR



1ST FLOOR



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## Entrance porch

6' x 5'3 (1.8m x 1.6m)

## Lounge

18'6 x 13'5 (5.6m x 4.1m)

## Dining room

7'2 x 6'8 (2.2m x 2m)

## Kitchen

9'1 x 6'8 (2.8m x 2m)

### APPLIANCES

- Hotpoint hob
- Hotpoint extractor fan
- Hotpoint oven
- Hotpoint dishwasher
- Blomberg fridge
- Blomberg freezer

## Breakfast room

11'2 x 8'7 (3.4m x 2.7m)

### APPLIANCES

- Bosch washing machine
- Electriq tumble dryer

## WC

4'9 x 4' (1.5m x 1.2m)

## Garage

16'1 x 7'7 (4.9m x 2.3m)

## FIRST FLOOR

### Bedroom 1

12'1 x 9'3 (3.7m x 2.8m)

### Bedroom 2

10'2 x 9'5 (3.1m x 2.9m)

### Bathroom

7'4 x 6'8 (2.2m x 2m)

### Landing

8'6 x 7'5 (2.6m x 2.3m)

### Bedroom 3 / study

9' x 7'5 (2.7m x 2.3m)

## EXTERIOR

The property is approached off the clos road onto a large driveway laid to tarmac and gravel providing parking for multiple vehicles. There is an enclosed and private lawned garden with two patio areas well placed to enjoy the south west facing sunshine.

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

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

**Clos fee:** £80 to £100 per year

**Perry's ref:** 10 D2

**what3words:** ties.case.starring

**TRP:** 108 (+ 31 garage)

## CONTACT OUR LOCAL MARKET TEAM



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