



Innsbruck

La Houquette Road, Castel, GY5 7DZ

£735,000

LOCAL MARKET

SOLE AGENT

Innsbruck is an attractive detached 1960s bungalow located just a short stroll from the sweeping sands of Vazon Bay on Guernsey's sought after west coast.

Set on an easily maintained 635 m² plot, the property offers generous parking, an attached garage and lawned gardens that provide low maintenance outdoor space. The accommodation is light and well proportioned, presenting a comfortable home as it stands while offering clear potential for modernisation or extension if desired. An ideal option for buyers seeking convenient single storey living close to one of the island's most popular beaches.

School catchment: Castel Primary School / Les Beaucamps High School

Please note – the sale of this property will be subject to Royal Court Approval.

Key facts



- Attractive detached 1960s bungalow, sought after west coast location
- Within a short walk of Vazon Bay, cafés and Castel Primary School
- Set on an easily maintained 635 m² (15.5 perch) plot
- Generous driveway and parking together with an attached single garage
- Light, well proportioned accommodation with potential to update or extend.

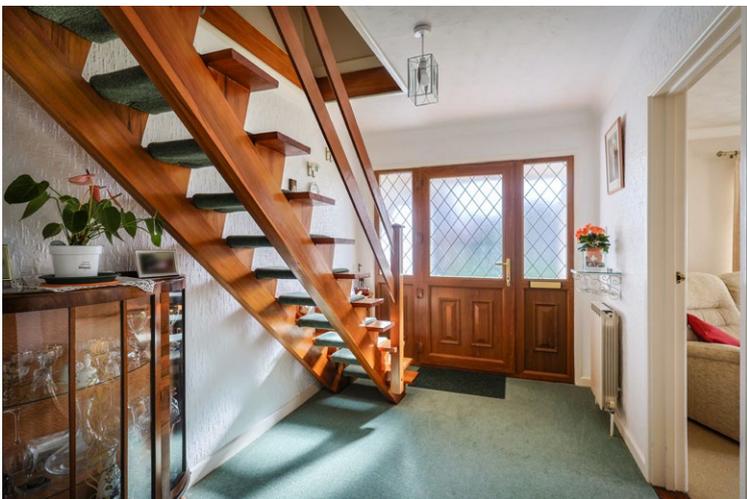
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GUERNSEY'S ESTATE AGENT



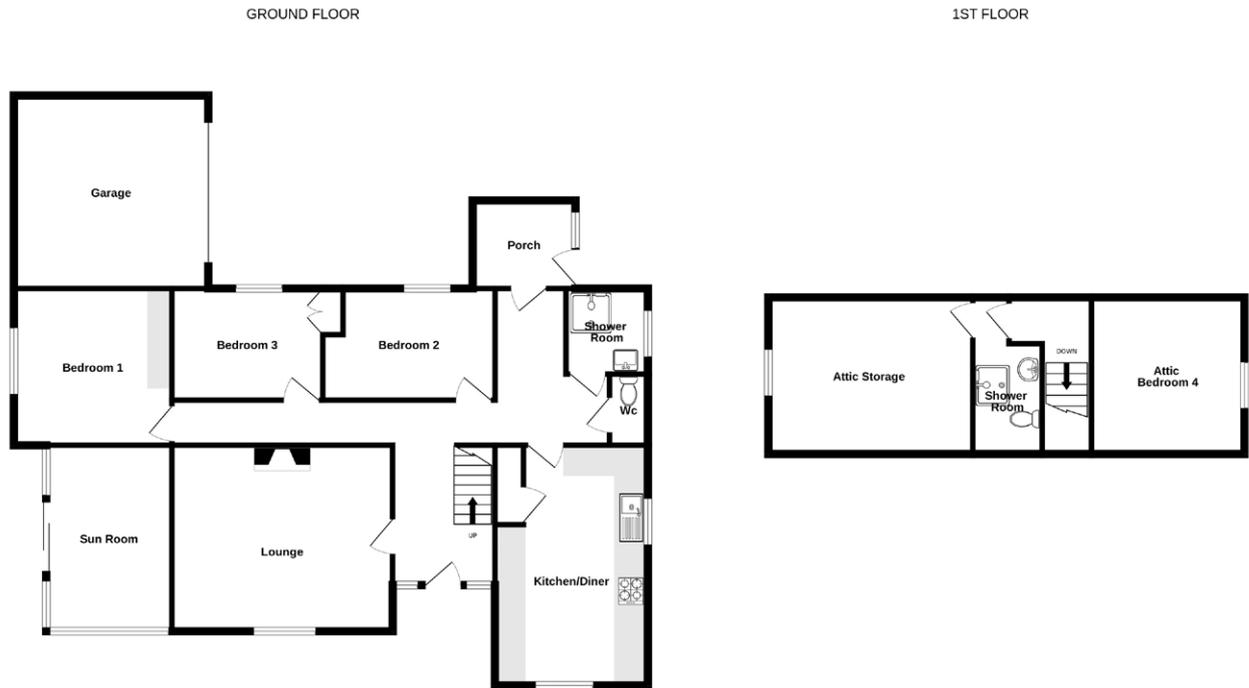




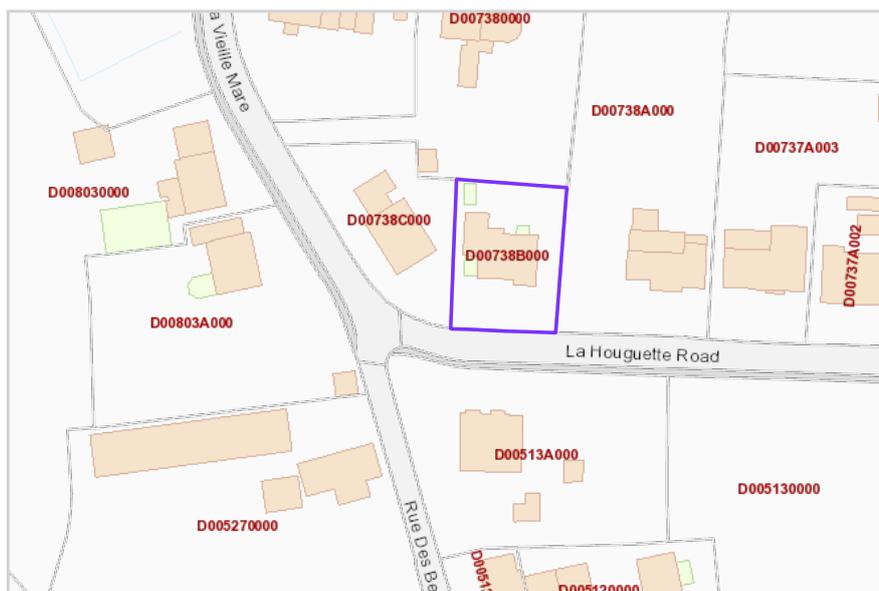




Floorplan



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GROUND FLOOR

Entrance hall

10' x 7' (3.1m x 2.1m)

Kitchen/ diner

17' x 11' (5.2m x 3.3m)

APPLIANCES

- Bosch dishwasher
- Bosch oven
- Hotpoint 4 ring hob
- Tricity Bendix extractor fan

Lounge

15'9 x 13'8 (4.8m x 4.2m)

Sun Lounge

13'4 x 9' (4.1m x 2.7m)

Hallway & rear lobby

WC

5' x 2'7 (1.5m x 0.8m)

Shower room

5'8 x 5'8 (1.7m x 1.7m)

Porch

7'8 x 6'9 (2.4m x 2m)

Bedroom 1

11'3 x 11' (3.4m x 3.4m)

Bedroom 2

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

Bedroom 3

10'11 x 8'1 (3.4m x 2.5m)

FIRST FLOOR

Attic Bedroom 4

10'8 x 9'6 (3.3m x 3m)

Shower room

11' x 4'4 (3.4m x 1.3m)

Attic storage

15'9 x 12'2 (4.8m 3.7m) gable window

Exterior

A gravelled driveway from the main road leads past an attractive lawned front garden, to a generous parking area to the rear of the property and to an attached Single Garage 14'x 14' which also houses the oil fired central heating boiler.

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.

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