



# 2, La Rochelle

£695,000

La Rochelle, Vale Road, St Sampson's, GY2 4DN

LOCAL MARKET

This super terraced property has been newly constructed and is situated in a convenient location close to the amenities of Admiral Park.

A large open plan kitchen living room, flooded with natural light, opens out onto the rear patio and garden. The further two floors comprise of three bedrooms, a family bathroom and en-suite to the main bedroom. With a high quality of finish throughout plus two parking spaces, viewing is highly recommended to appreciate all on offer. Contact the Local Market Sales team for more information

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

## Key facts



- Brand new development
- Open plan kitchen living area
- Three bedrooms two bathrooms
- Parking for 2 vehicles
- Enclosed rear garden and patio

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 cooper  
brouard

GUERNSEY'S ESTATE AGENT





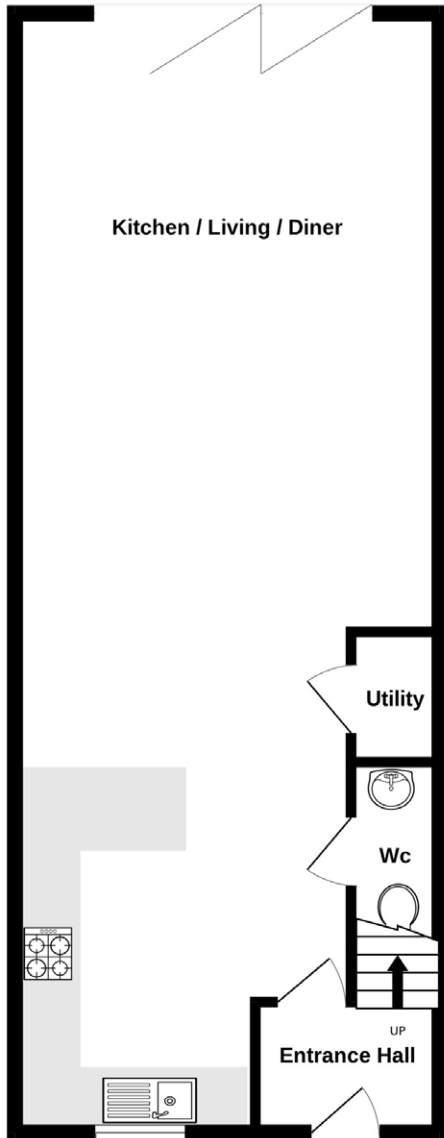




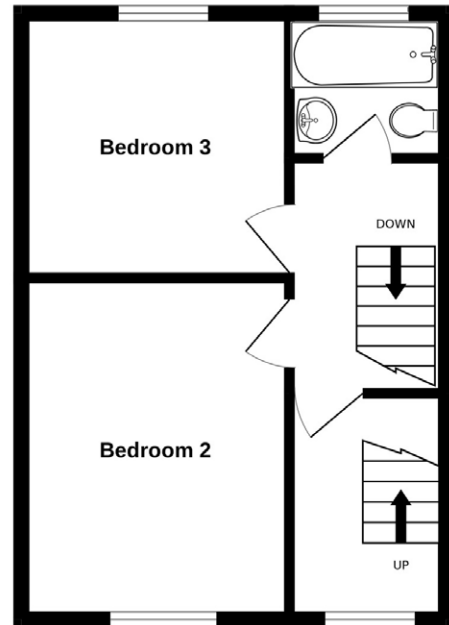


# Floorplan

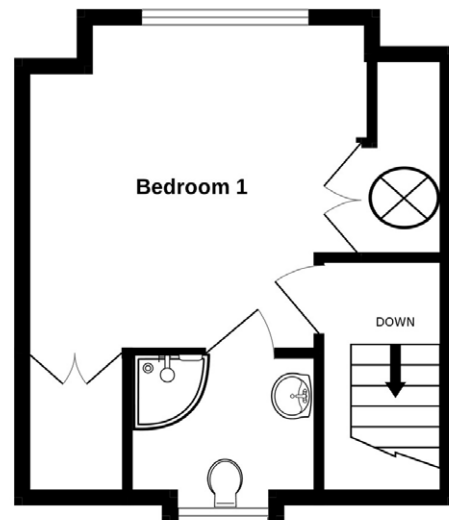
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

## GROUND FLOOR

## Entrance hall

6'9 x 4'9 (2m x 1.5m)

## Kitchen / Lounge / Diner

41' x 15'54 (max) (12.5m x 4.7m max)

## APPLIANCES

- Neff hob
- Neff double oven
- Neff dishwasher
- Extractor
- Neff fridge freezer

## WC

7' x 2'8 (2.1m x 0.9m)

## Utility

4'9 x 2'8 (1.5m x 0.9m)

Space for washing machine and tumble dryer

## First Floor

## Landing

16'1 x 5' (4.9m x 1.5m)

## Bathroom

5'9 x 5' (1.8m x 1.5m)

## Bedroom 3

9' x 8'8 (2.7m x 2.7m)

## Bedroom 2

12'6 x 9'7 (3.8m x 3m)

## SECOND FLOOR

## Bedroom 1

13'5 x 11'7 (4.1m x 3.6m)

Large storage cupboard, further cupboard housing hot water cylinder

## En-suite shower room

7'1 x 5'7 (2.1m x 1.7m)

## External

The property is approached off the Vale Road onto a brick paved parking area providing one parking space to the front of the property. There is a further parking space to the rear of the property which is accessed via the Clos des Petites Maisons. Access into the rear garden via a gate from this parking area as well as the bi fold doors off the living area. The garden is laid to lawn and patio.

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

**Services:** Mains electricity and water, mains drainage, electric underfloor heating on the ground floor with radiators upstairs, uPVC double glazing.

**Perry's ref:** 10 D5

**what3words:** grazes.skirt.bounded

**TRP:** TBC

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah