



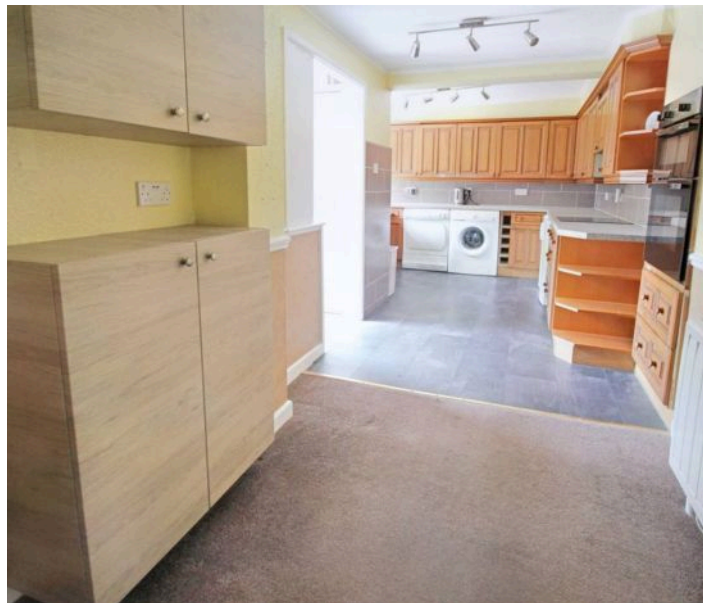
2 Melbourne Villa Le Breton Lane, St. Helier
£469,000

2 Melbourne Villa Le Breton Lane

St. Helier, Jersey

Heading up Le Breton Lane from St James Street, Melbourne Villa is on your left hand side just before the parking at the back of St James Church.

- Spacious bungalow set back off the road
- Good size living room / diner with functional fire
- Fully fitted kitchen with dining space
- Two good size double bedrooms with fitted wardrobes
- Newly fitted shower room
- Large south facing sunny garden
- Ample storage space
- Great location on quiet street, only a short walk to the town centre
- Please contact Joanna Brown on 07797 887751 or joanna@broadlandsjersey.com



2 Melbourne Villa Le Breton Lane

St. Helier, Jersey

Lovely town bungalow set back off the road, on quiet side street just a short stroll to St Helier's centre. A rare find, this bungalow is in fantastic condition, yet has lots of potential to add your own stamp. Located on a quiet road & fully enclosed, so ideal for pets. Comprising; fully fitted kitchen with dining space, good size living room/diner with functional fire, two double bedrooms with fitted wardrobes and a modern fully tiled shower room. The low maintenance garden is a good size, and faces south with all day sun. Whilst there is no designated parking, there is rented parking available.



**Living**

Fully fitted kitchen with dining space. Living room/diner with functional fire.

Sleeping

Two good size double bedrooms with fitted wardrobes. Newly fitted fully tiled shower room.

Outside

Sunny south facing garden with two large storage units. No owned parking, however rented parking transferrable right outside.

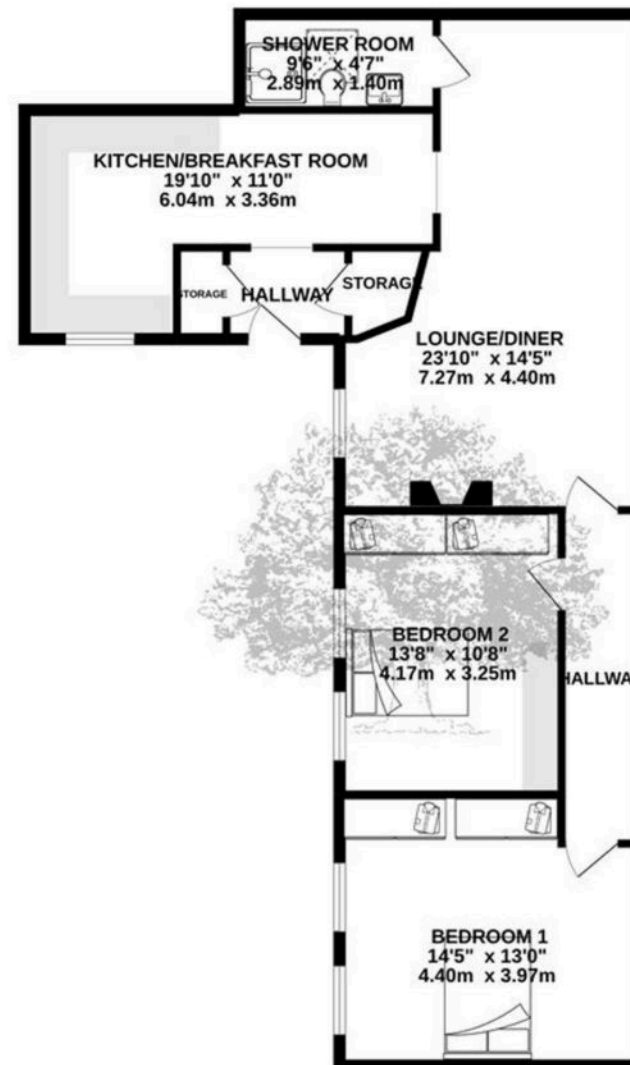
Services

Fully double glazed. Electric heating, gas for hot water.



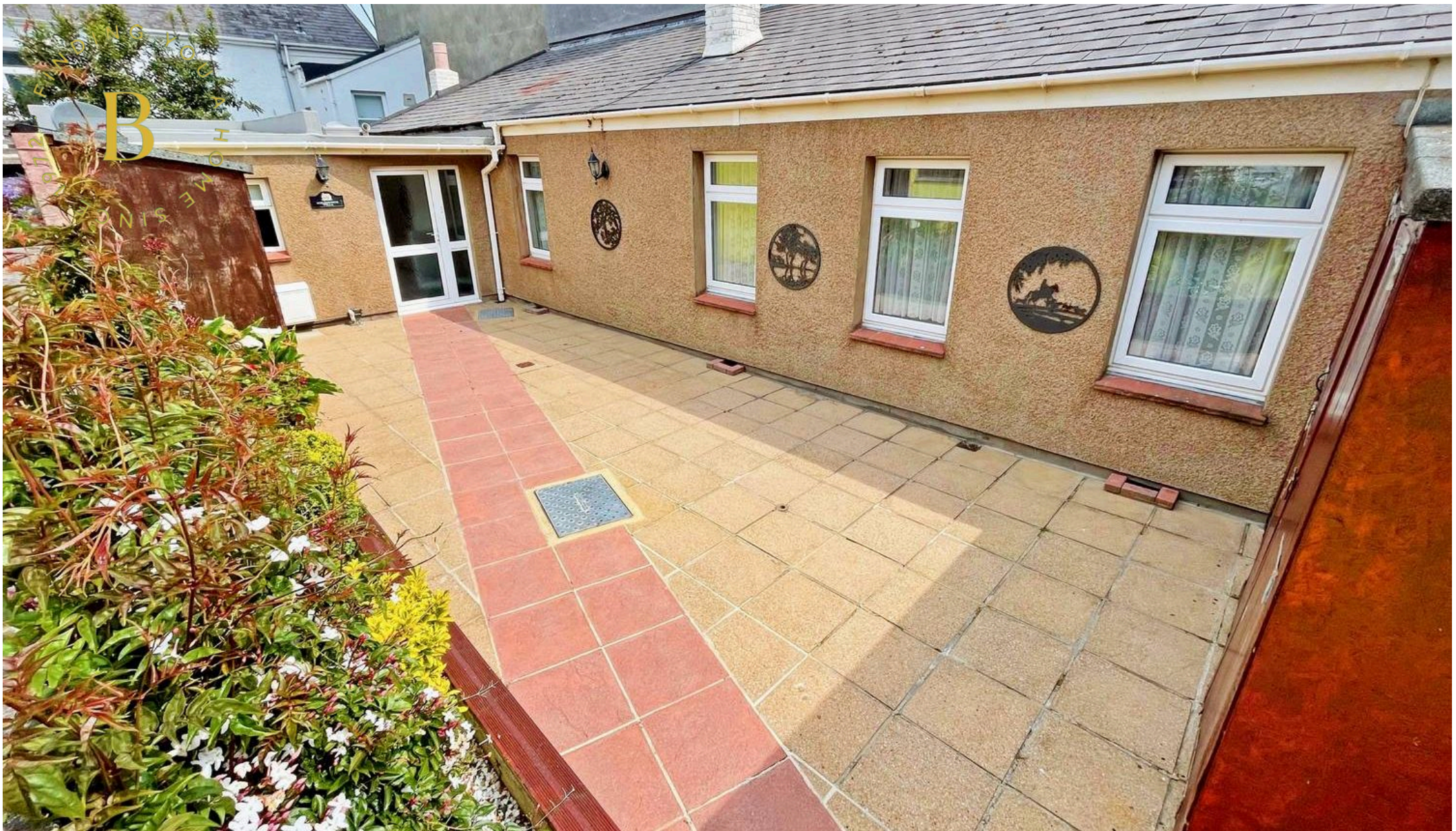


GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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.
Made with Metropix ©2022



Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972