



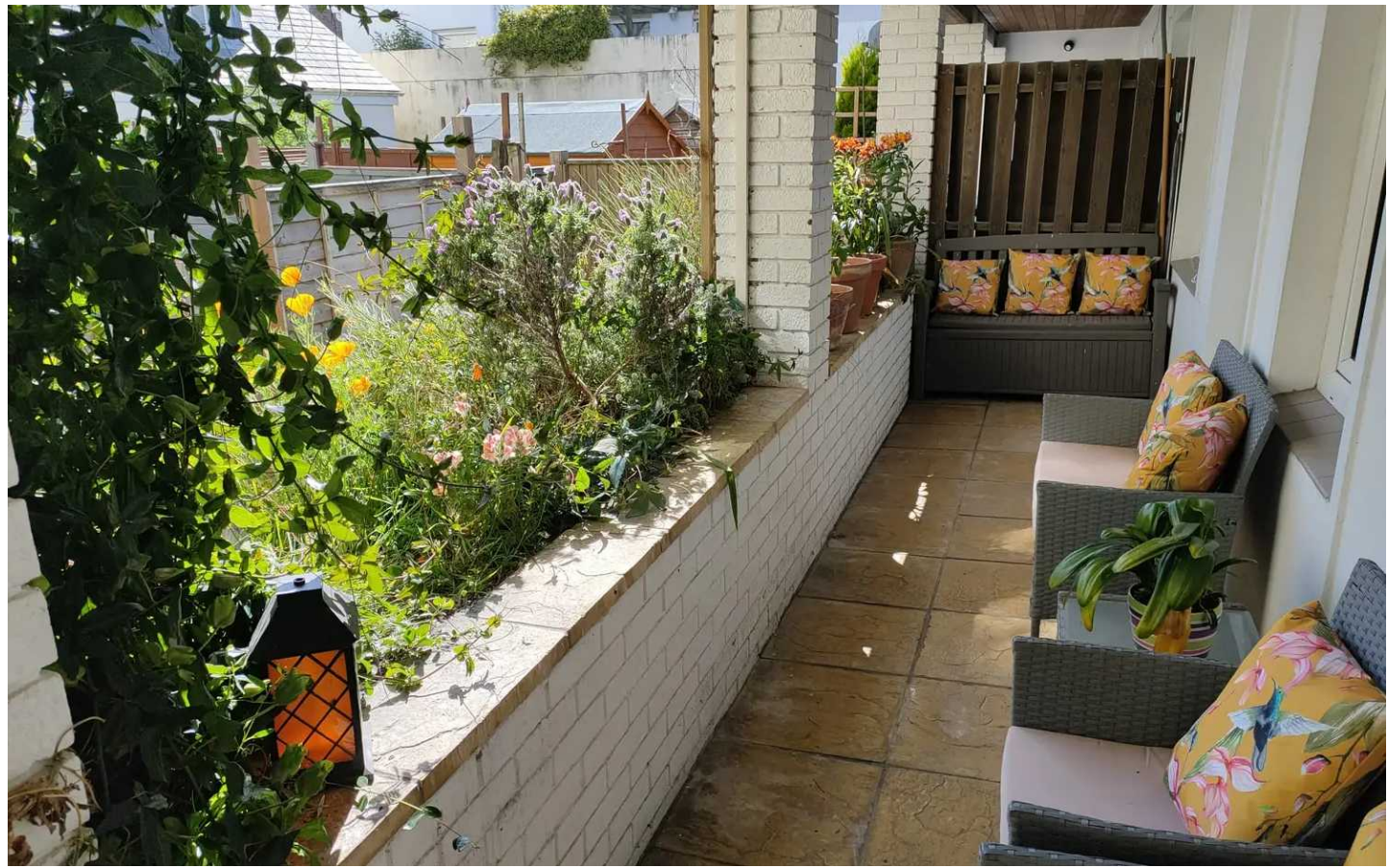
**1, Gloster Cottages, 49 Rouge Bouillon, St. Helier**  
**£530,000**

**BROADLANDS**

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# 1, Gloster Cottages, 49 Rouge Bouillon

- Two bed cottage with sun trap garden
- 24 Foot Lounge/Diner/Kitchen
- Two bathrooms
- Sunny veranda ideal for alfresco dining
- Versatile south facing patio garden
- Two designated parking spaces
- Quiet close
- Walk to town
- Close to schools, shops and parks
- WhatsApp Don 07829 917172 /  
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## 1, Gloster Cottages, 49 Rouge Bouillon

The accommodation comprises central hallway, 24 foot lounge/kitchen/diner, two double bedrooms (one ensuite) and a spacious attic ideal for storage. To the front is a lovely veranda great for relaxing and taking in the sun's rays, and a secure garden providing perfect space for green fingered gardeners.





### **Living**

Spacious living room just shy of 24 feet comprising relaxing seating area, dining area and fully fitted kitchen. Integrated appliances include oven, hob, extractor, fridge/freezer and washing machine. Good size extended area for dining.

### **Sleeping**

Two good size double bedrooms with views over terrace. Two bathrooms (one ensuite).

### **Outside**

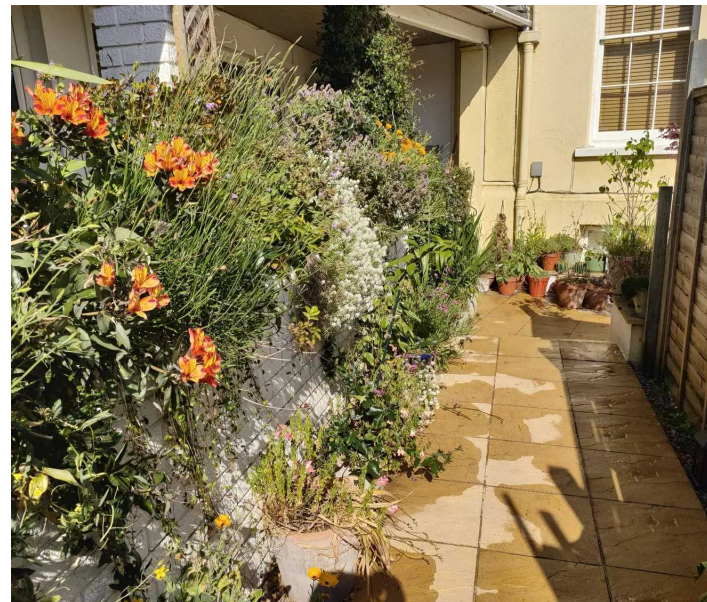
Lovely south facing veranda ideal for relaxing and alfresco dining. Spacious patio garden - a great place for growing plants and vegetables. Designated parking spaces for two vehicles.

### **Services**

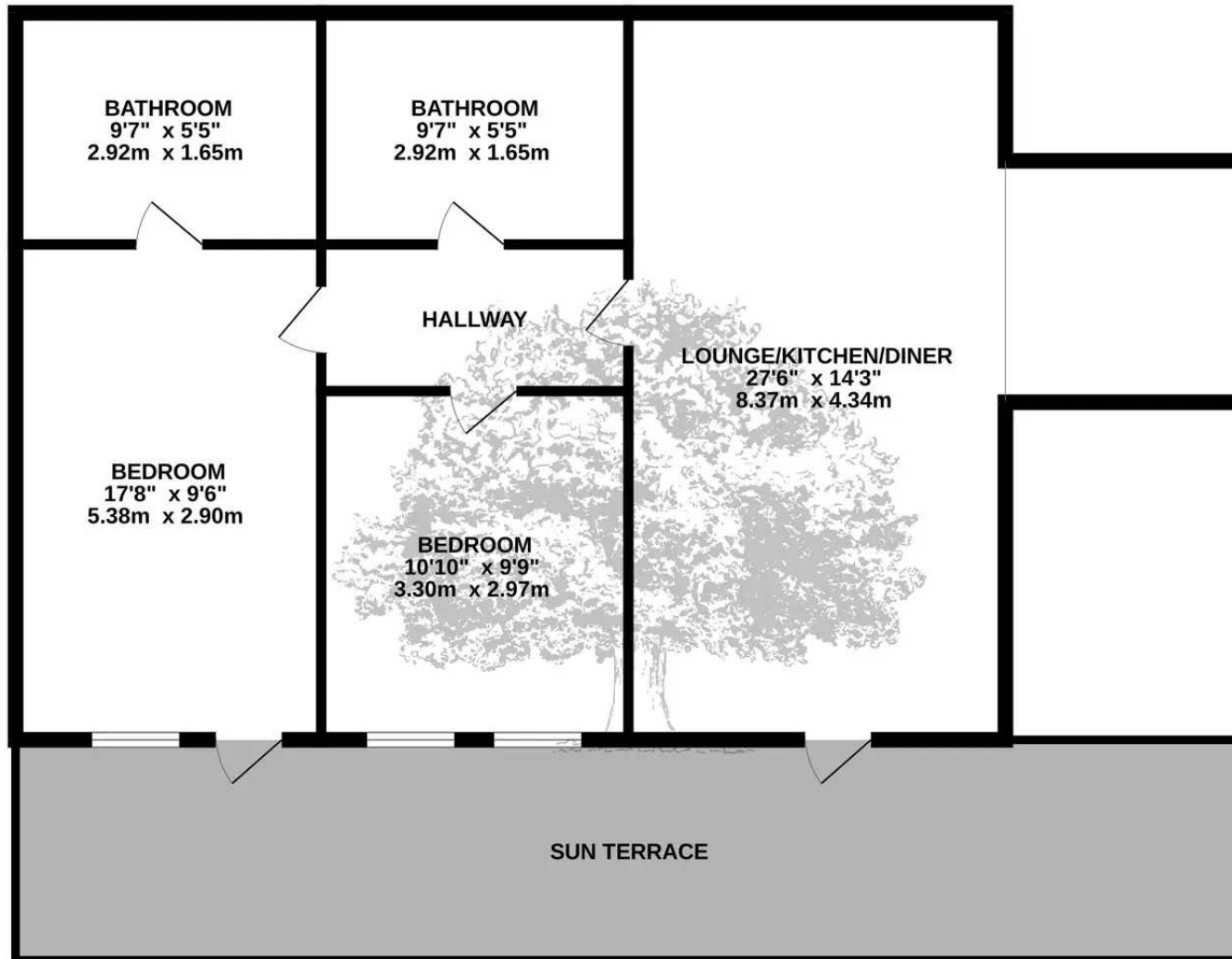
All mains excluding gas. Electric heating. Fully double glazed.

### **Education**

The cottage is in the catchment area for Rouge Bouillion Primary and Haute Vallee Secondary Schools.

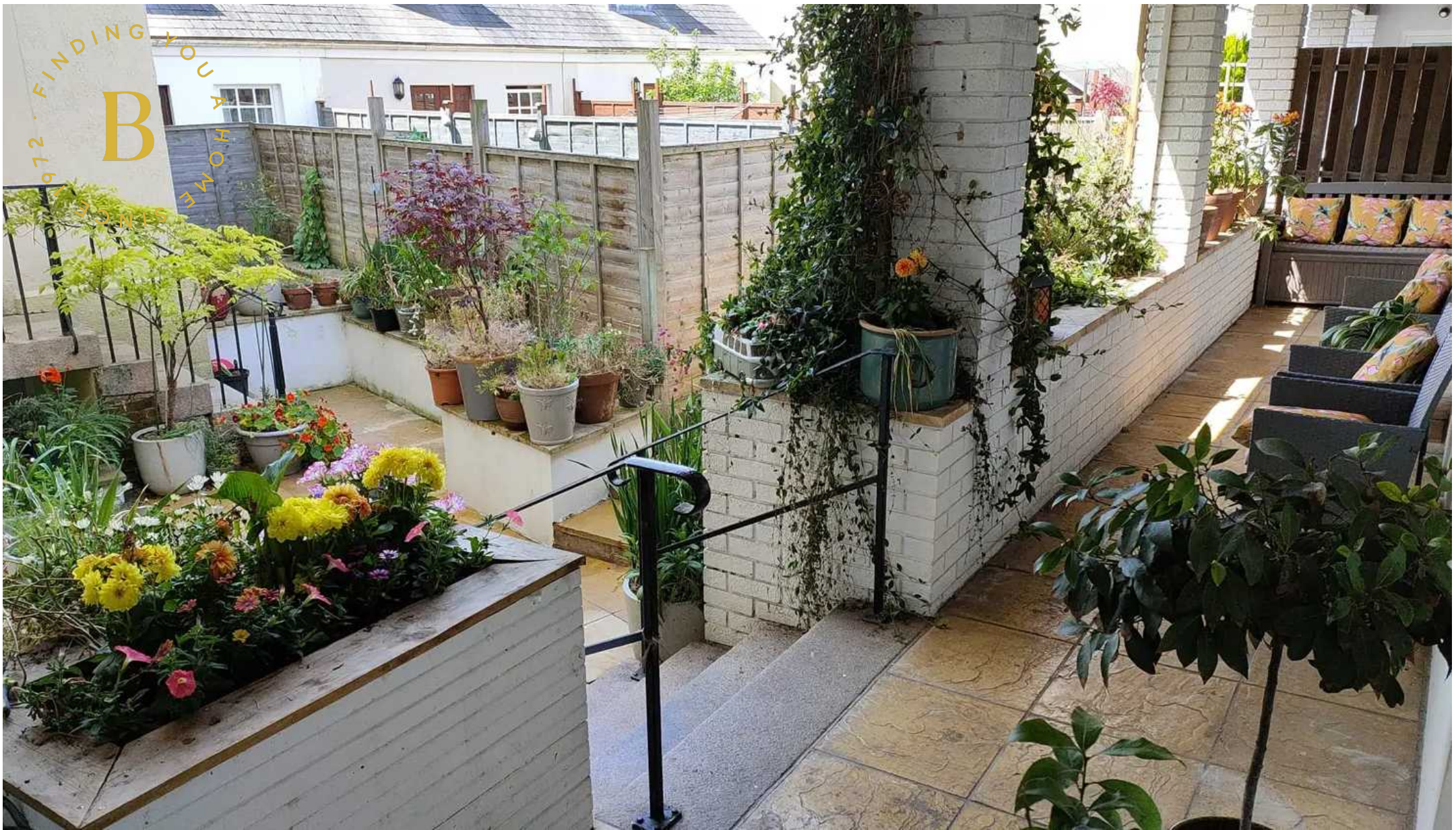


GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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.  
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