

SINCE 1972 FINDING YOU A HOME
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Alba, 5 Le Hurel La Pouquelaye, St. Helier
Asking £660,000

BROADLANDS

FINDING YOU A HOME SINCE 1972

Alba, 5 Le Hurel La Pouquelaye

- Refurbishment project - great opportunity to add value
- Plenty of potential
- Priced to sell
- Quiet cul-de-sac
- Open plan lounge/diner
- Lovely open fireplace
- Separate kitchen
- Sunny south west facing garden
- Garage & parking
- Sole Agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com



Alba, 5 Le Hurel La Pouquelaye

It's not that long ago when you could buy a property in need of updating and with a little effort - and a fairly small budget - you could end up with a house worth well more than you had invested in it. These opportunities have been very difficult to come by in recent years particularly in the challenging economic climate that we find ourselves in today.

But hang on! Here is an just such a building, offered at a below market price just waiting for you to make it your own, whilst at the same time building your equity. The accommodation comprises 30 foot open plan lounge/diner, separate kitchen and cloakroom on the ground floor, plus three bedrooms - two doubles and a large single - and bathroom at first floor level. Features include original Parquet flooring and a lovely open fireplace. A good size garage provides housing for one car, or additional storage if required. There's parking for two further vehicles to the front. The garden to the rear is a suntrap enjoying rays from before lunchtime to well into late evening. Similar houses are on the market asking 80k to 70k higher so if you fancy a project, have a go at this!





Living

Spacious open plan lounge/diner with windows to front and rear. Feature Parquet flooring and functional granite fireplace. Plenty of space for relaxing and dining. Separate kitchen in need of replacement.

Sleeping

Three bedrooms - one with fitted wardrobes, and bathroom to first floor.

Outside

Good size private south west facing garden. Other houses in the clos have installed double doors from the lounge/diner providing direct access to the garden from the house. Single garage with utility area to rear. Note: garage door needs replacing.

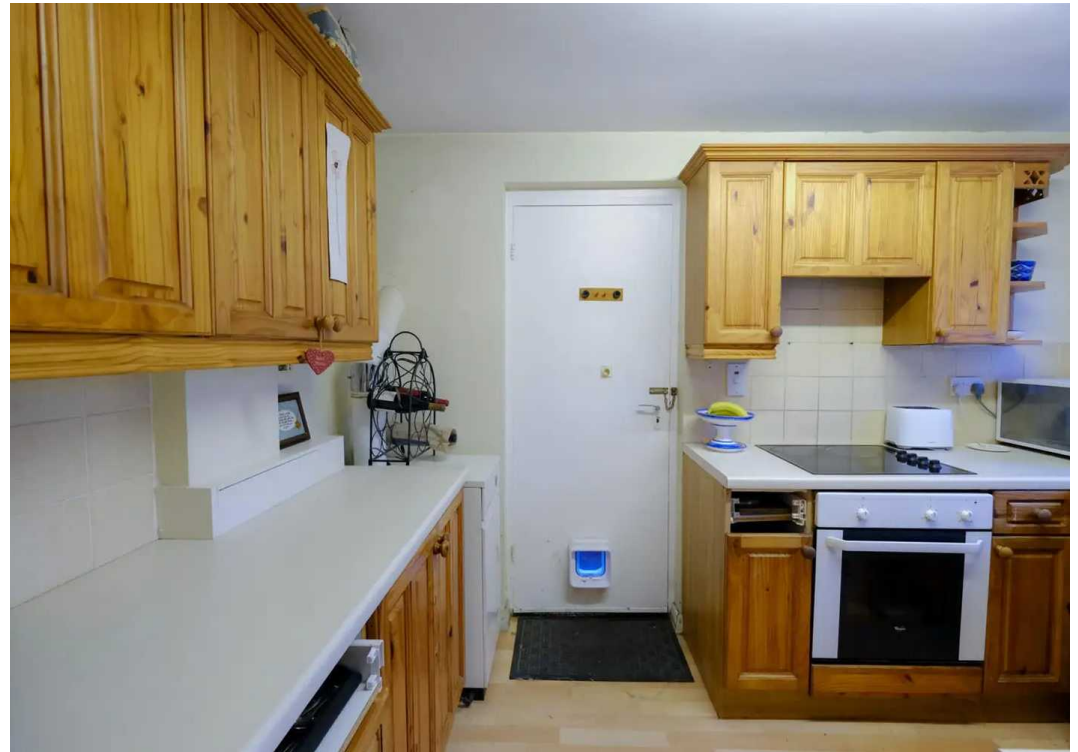
Services

All mains excluding gas. OFCH. Double glazed throughout although some windows have blown and will require maintenance.

Education

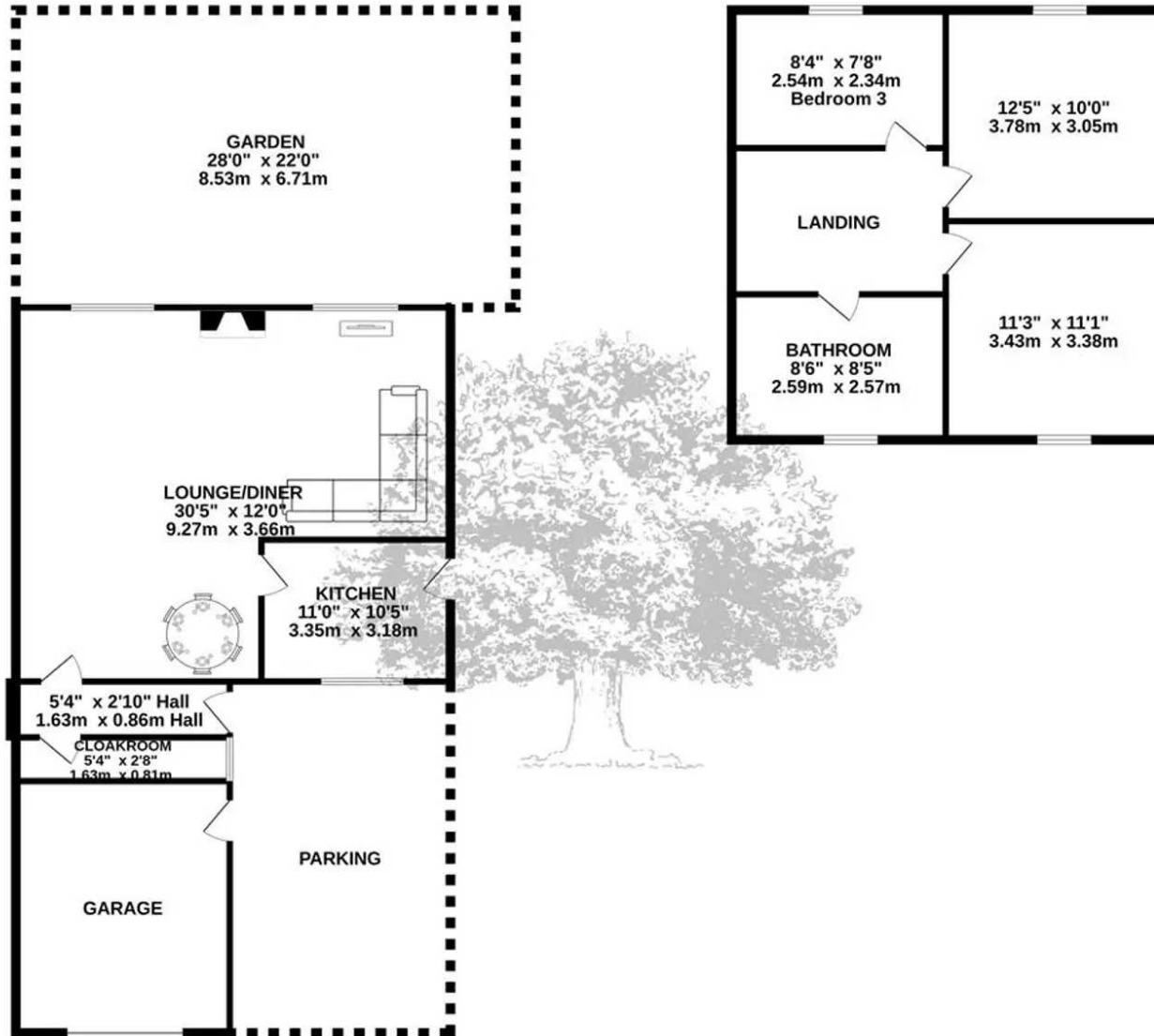
The house is in the catchment area for d'Auvergne Primary and Haute Vallee Secondary Schools.





GROUND FLOOR
1733 sq.ft. (161.0 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 875sq.ft. (81.3 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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Broadlands Estates, Library Place - JE2 3NL

07829 917172 • don@broadlandsjersey.com • www.broadlandsjersey.com/

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