



2 The Villas, College Hill, St. Helier
£545,000

BROADLANDS

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2 The Villas, College Hill

St. Helier, Jersey

Turn down College Hill, after the sharp left hand bend take the next fork off on the left. Parking available on Grosvenor Street.

- Two bedroom semi detached home
- Elevated position overlooking town
- In need of some light refurbishment
- Large lawned garden at the rear and patio space at the front
- Ideal for the schools
- Sole agent
- 2 single garages
- Call Doug on 07700702585 or doug@broadlandsjersey.com



2 The Villas, College Hill

St. Helier, Jersey

Situated in an elevated position overlooking St Helier, this 2 bedroom semi-detached house offers a wonderful opportunity for a new homeowner. In need of some light refurbishment, this property presents the perfect canvas to create a dream family home. Boasting a large lawned garden at the rear and patio space at the front, there is ample room for outdoor relaxation and entertaining. Additionally, the property comes with two single garages, providing convenient parking or potentially extra storage space. Ideal for families with children, this home is within close proximity to most of the schools.





Living

On the first floor at the front of the property is the large lounge with balcony making the most of the elevated position. Separate kitchen with integrated appliances and a door leading to the rear garden.

Sleeping

Two double bedrooms, both with built in wardrobe space. One of them is on the ground floor and the other is on the first floor at the rear of the property. House bathroom is also at the rear next to the bedroom.

Outside

Large mostly lawned rear garden with distant views across town. As you approach the porch there is a front patio with plenty of space for entertaining. 2 x single garages.

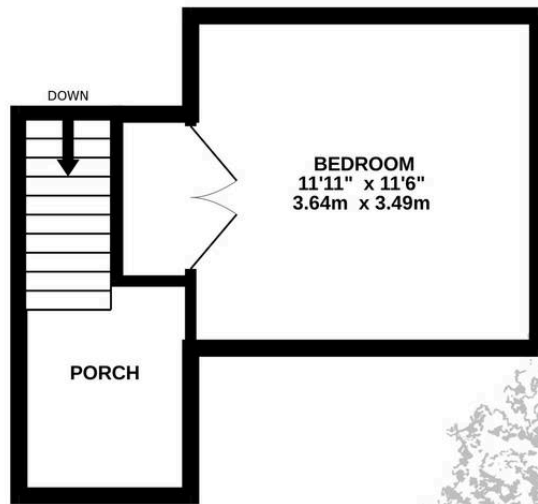
Services

All mains services. Electric heating. Fully double glazed. Wired for fibre.

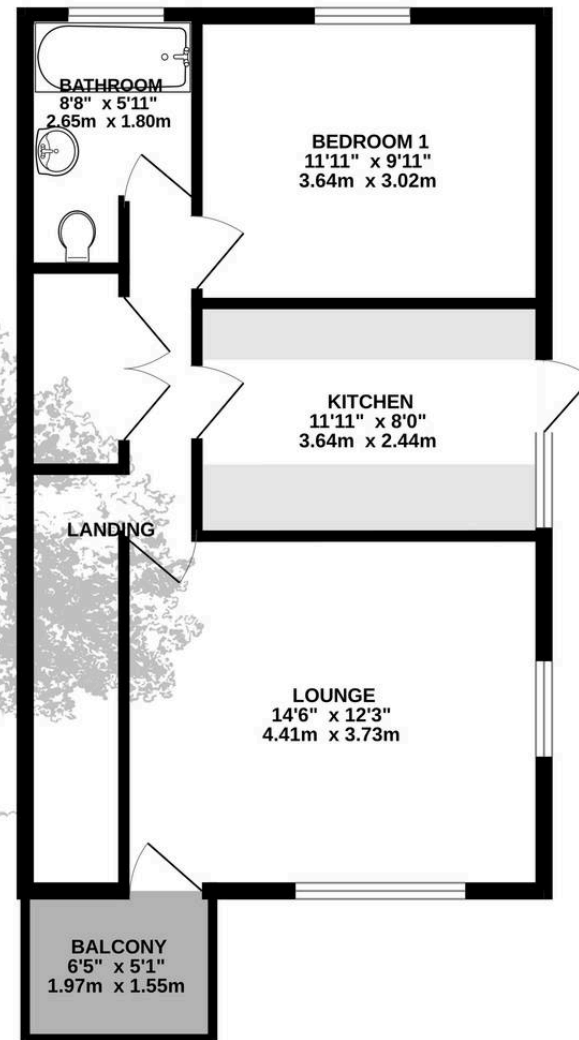




GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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