



**2 Sandringham Villas, 86 Stopford Road, St Helier**

Asking **£530,000**

**BROADLANDS**

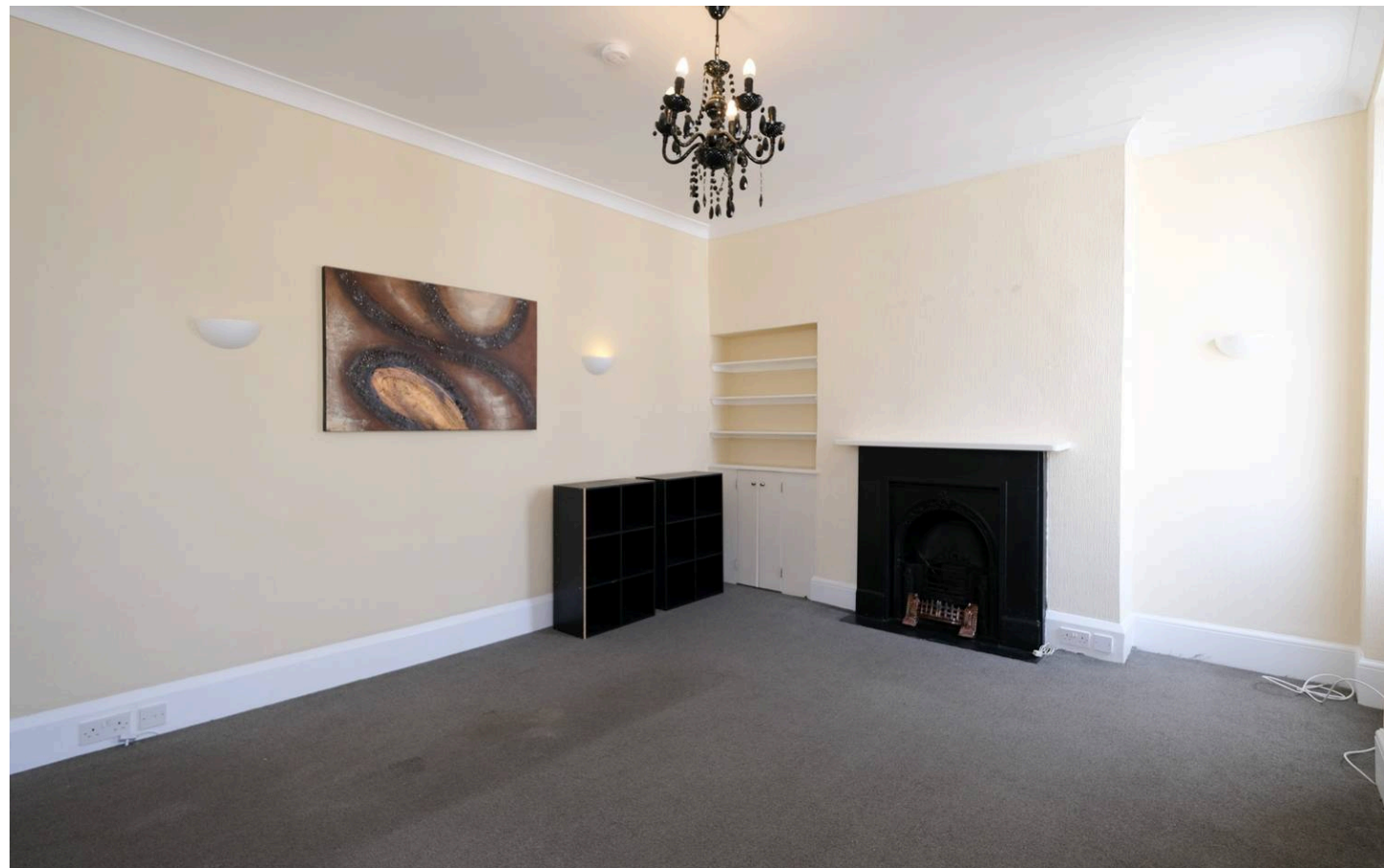
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## 2 Sandringham Villas, 86 Stopford Road

- Spacious townhouse
- Versatile accomodation
- Three bedrooms - other rooms could be used as further bedrooms if required
- Study
- Two bathrooms
- Easy to adapt to two generation
- A lot of house for the money!
- Walk to town centre
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com



## 2 Sandringham Villas, 86 Stopford Road

A spacious townhouse occupying three levels of this impressive building close to shops, schools, a major supermarket and the Millennium Town Park.

The accommodation - at just under 1,700 square feet - comprises two reception rooms, eat in kitchen, three bedrooms, study, two bathrooms, two cloakrooms and utility.

The versatile layout lends itself to many different uses and could be easily adapted to a two generation set-up if required, or one of the reception rooms and the study could be used as further bedrooms should guests decide to visit!

The owners have organised several inspections in recent months ready for sale including boiler service, plumbing condition report and EICR (electrical installation condition report).





### **Living**

Spacious living room leading to inner hall, dining room and kitchen. Study on top floor.

### **Sleeping**

Three large double bedrooms, two bath/shower rooms and two cloakrooms. The dining room and study could be utilised as bedrooms should additional sleeping accommodation be required for guests.

### **Outside**

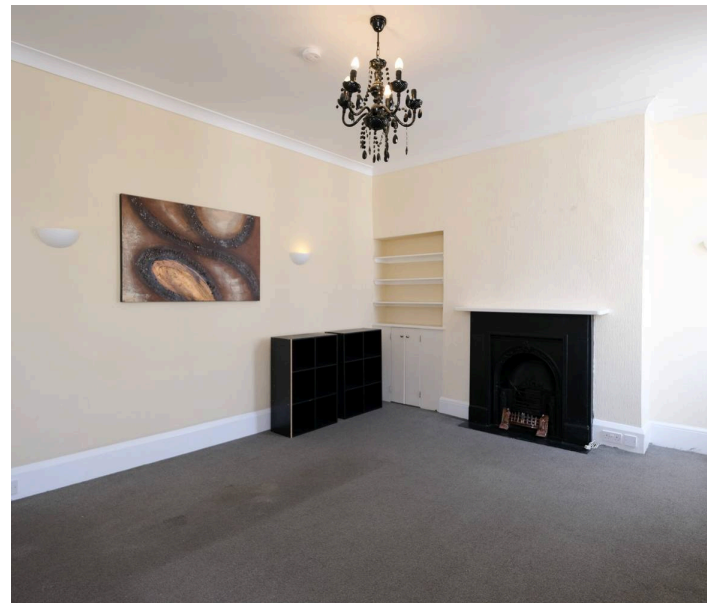
A short walk takes you to the Millennium Town Park.

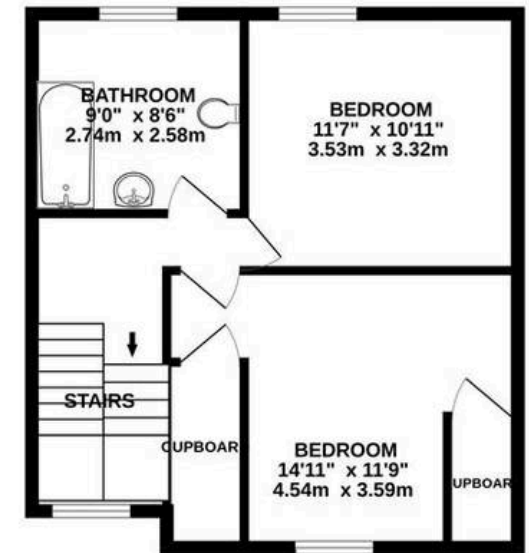
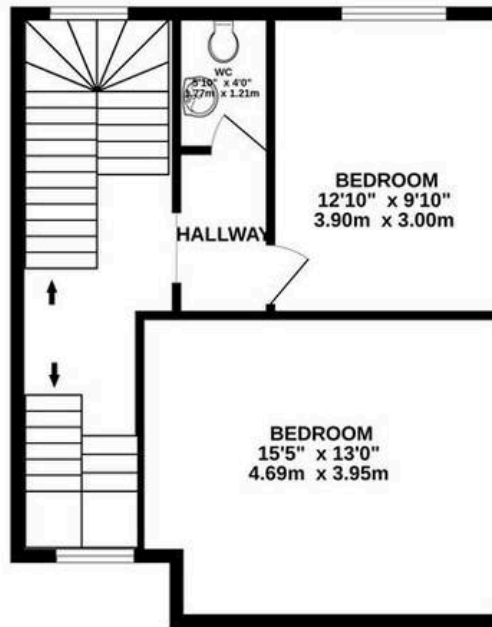
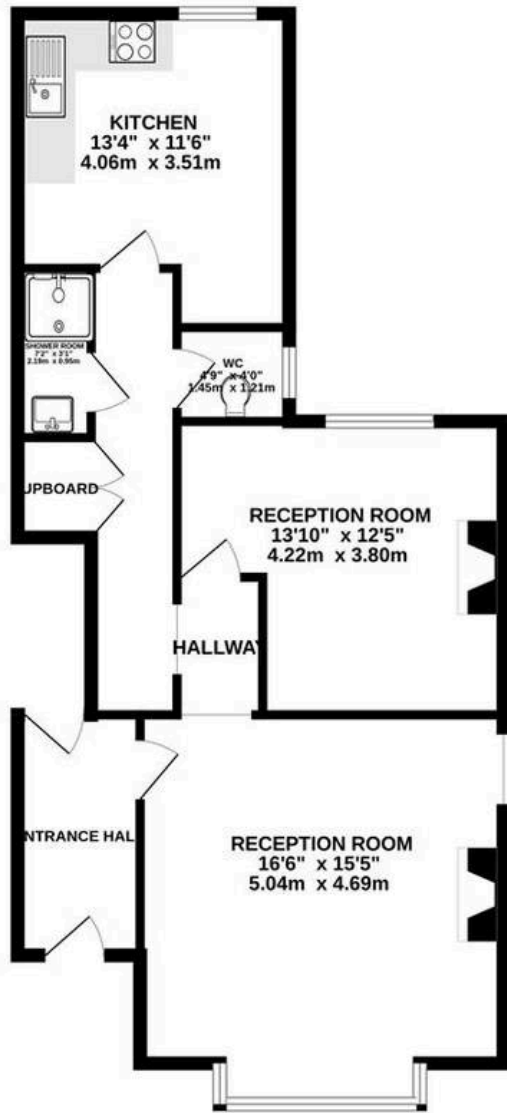
### **Services**

All mains excluding gas. Electric heating. Electric supply can easily be split into two should property be adapted for two generation use. Up to date EICR (electrical installation condition report) available for inspection upon request.

### **Education**

The house is in the catchment area for Springfield primary and Grainville secondary schools.





TOTAL FLOOR AREA : 1697 sq.ft. (157.7 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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