



Malgre Tout, 20 Priory Farm, La Grande Route De St. Clement,
Asking £630,000

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Malgre Tout, La Grande Route De St. Clement

- Three bedroom family home near Le Rocquier School
- Perfect next step on the property ladder
- Large reception room
- Separate kitchen
- Safe enclosed garden
- Garage and parking
- Would benefit from some refurbishment
- No ongoing chain
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com or Andrew 07797 814422 /
andrew@broadlandsjersey.com



Malgre Tout, La Grande Route De St. Clement

An inviting 3-bedroom semi-detached house presents an excellent opportunity for families looking to take the next step on the property ladder. The generous layout includes a spacious reception room, separate kitchen, cloakroom, three double bedrooms and house bathroom.

To the rear is a safe, enclosed garden providing a secure area for children to play and for adults to relax plus a large garage with space for storage in addition to a vehicle. There is further parking for two vehicles to the driveway.

Le Rocquier school is a stone's throw away and a regular bus route runs past the entrance to the development. Contact Broadlands the vendors sole agents to book your viewing today.



**Living**

Large living room with plenty of space for relaxing and dining, and separate fully fitted kitchen - both with access to garden. Cloakroom to ground floor.

Sleeping

Three good size bedrooms and bathroom.

Outside

Enclosed garden accessed from living room and kitchen. Large double garage and 2 parking spaces.

Services

All mains. Gas central heating.

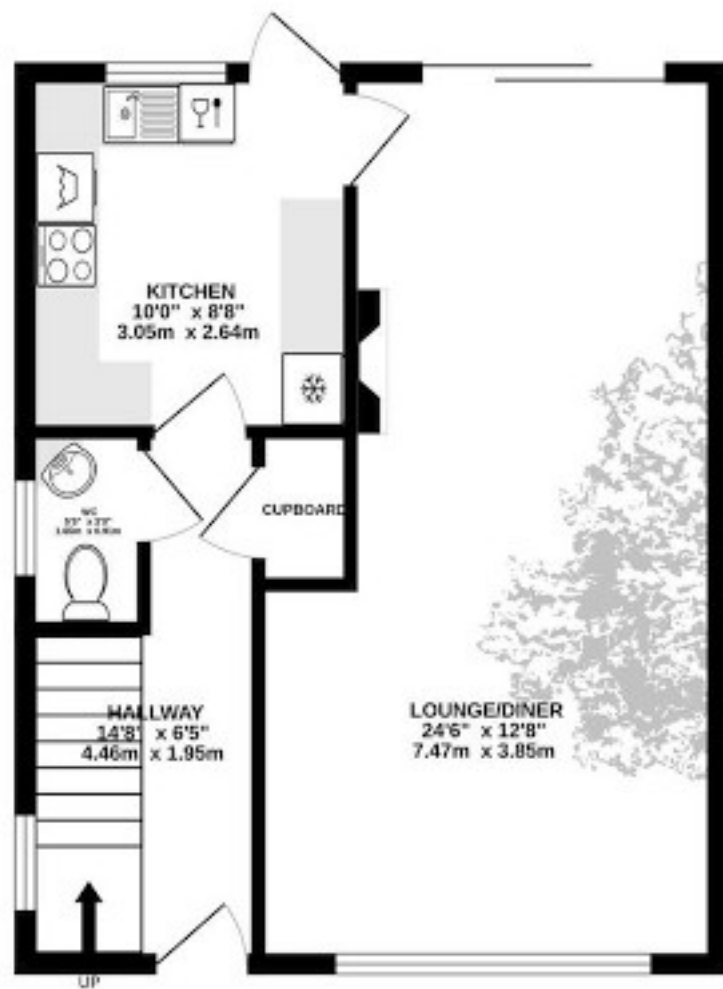
Education

The house is in the catchment area for St Clement's primary and Le Rocquier secondary schools.

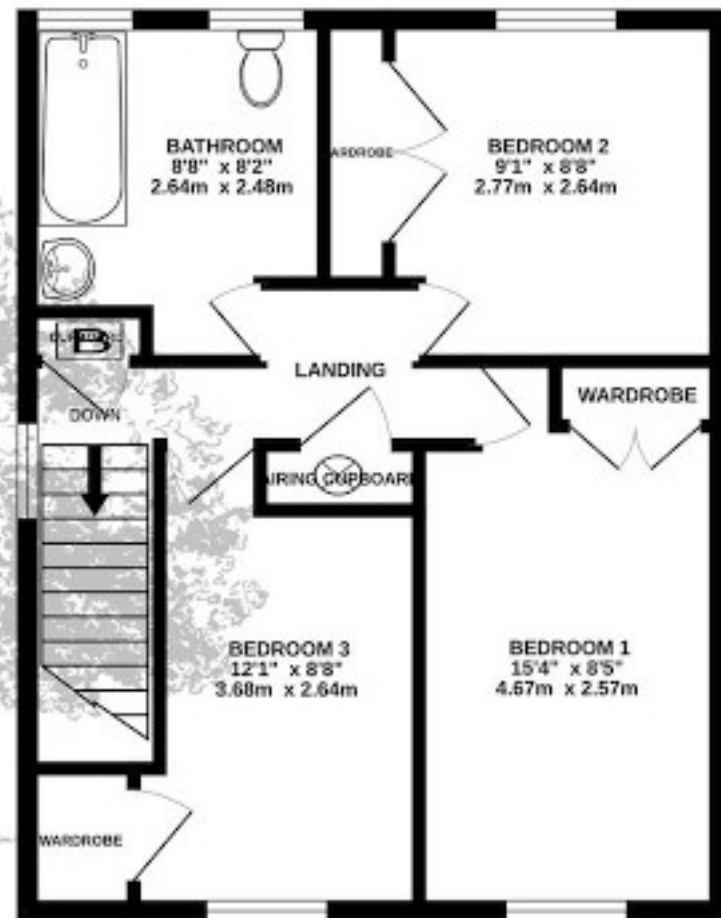




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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