



## **71 Great Union Road, St Helier JE2 3WA**

Rf1422 - Qualified. This hidden gem of a property really does need to be seen to fully appreciate the generously appointed living space. Finished to an exceptionally high standard, this 3 bedroom, 2 bathroom property is in absolute walk in condition and a credit to the current owners with the focal point being a magnificent open plan kitchen / dining room. The property benefits from 3 bedrooms, one of which has it's own stunning en-suite, a private and secure sun trap courtyard patio garden, a bright and spacious lounge with sliding doors to the garden, a secure store shed and residents parking scheme. Perfectly located within easy walking distance to the town centre, local shops and schools, this charming property really won't be on the market for too long! Red Properties are delighted to be appointed as sole agents and early viewing is highly recommended.

- Stunningly appointed town cottage
- 3 bedrooms, 2 bathrooms
- No expense spared, beautiful throughout
- Gorgeous enclosed courtyard garden
- Rented parking available
- Sole selling agent

**Asking Price £495,000**

## 71 Great Union Road, St Helier, JE2 3WA

### Kitchen / Dining Room

23'9 x 17'1 (7.24m x 5.21m)

Main door directly into the spacious open plan kitchen dining room with tiled flooring and feature centre island. Fitted plantation shutters, feature hanging lights in dining area, recessed spots, range of high and low level fitted units, integrated appliances to include AEG 5 ring range master and double oven with extractor above. Integrated Hotpoint fridge freezer, coffee machine and dishwasher. Under stairs storage to include washing machine. Open plan through to:

### Lounge

17'7 x 10'11 (5.36m x 3.33m)

Bright and spacious lounge with double sliding doors to garden and patio area. Wood effect flooring, wired for sky TV and fibre broadband, recessed fitted spotlights

### Staircase to first floor landing

14'2 x 9'4 (4.32m x 2.84m)

Spacious landing area ideal for a study area or similar

### Master bedroom

11'11 x 9'2 (3.63m x 2.79m)

Range of fitted units, beige carpet, fitted wooden blinds, recessed spotlights, door to ensuite:

### En-Suite

Mostly tiled floor and walls, Large walk in shower, WHB with vanity mirror above, WC, heated towel rail, remote Aqualisa Digital shower control

### Bedroom 2

8'2 x 8'1 (2.49m x 2.46m)

Fitted wooden blinds, beige carpet, recessed lighting

### Bedroom 3

8'6 x 8'1 (2.59m x 2.46m )

Fitted blinds, beige carpet, recessed lighting

### Outside

Private sun trap courtyard patio garden with steps to raised deck with artificial grass. Large secure store

### Services

All mains, no Gas, underfloor heating in the lounge. Residents parking scheme available at £323 per annum plus additional rental parking available if required

### Bathroom

Large modern bathroom with sunken Jacuzzi bath, separate large walk in shower, WC, WHB with vanity unit above. Tiled flooring and walls.







