



## **2 La Rue Du Hocq, St. Clement Jersey JE2 6LJ**

Rf1428 - Qualified. Charming 3 bedroom property, one of only 6 in this private close, built some 13yrs ago and occupied from new by the present owner, this property is perfectly located only minutes from the beach and regular bus route. The property briefly comprises of 3 bedrooms, one of which is en-suite, a large house bathroom, separate WC, kitchen with breakfast bar and a large sunny lounge / dining room with double doors to the lovely private garden. The property further benefits from 2 parking spaces plus 4 visitor parking spaces and an outside store shed. The current owners have presented this property in absolute walk in condition and internal viewing is highly recommended by the vendors sole agents.

- 3 Bedrooms / 2 Bathrooms
- Parking for 2 plus visitor
- Beautiful private garden
- Walk in condition
- Convenient location
- Sole selling agent

**Asking Price £569,000**

## 2 La Rue Du Hocq, St. Clement, Jersey JE2 6LJ

### Entrance Hall

19'11 x 6 (6.07m x 1.83m)

Large bright entrance hall with Karndean flooring, centre spots, wall mounted radiator, under stairs storage cupboard housing fibre broadband, door to:

### Kitchen

Range of high and low level fitted shaker style units with laminate granite effect work surface and breakfast bar with stools and integrated storage under. Range of integrated appliances to include new fridge freezer, oven with gas hob and extractor above, integrated dishwasher. Cupboard housing Vaillant gas boiler, wall mounted radiator, windows overlooking the front of the property.

### Utility room

Housing washing machine with plenty of additional storage

### Downstairs cloak room

Mostly tiled walls and flooring, WC, WHB, heated towel rail, vanity unit

### Lounge

20'8 x 15'11 (6.30m x 4.85m)

Bright and spacious lounge / dining room with full length double doors to the garden. Wall mounted radiators x 2, phone sockets, 3 ornamental ceiling lamps, wired for sky and fibre broadband.

### Stairs to first floor landing

### House Bathroom

Mostly tiled, separate corner bath, WC and WHB. Heated Towel rail

### Bedroom 1

15'9 x 12'1 (4.80m x 3.68m)

Range of fitted beech effect units, tv and phone points, fitted blinds, carpeted , wall mounted radiator, door to:

### Bedroom 2

12'9 x 11'3 (3.89m x 3.43m)

Range of fitted beech effect units, tv and telephone points, fitted blind, wall mounted radiator, recessed window with window seat.

### Bedroom 3

10'1 x 7'10 (3.07m x 2.39m)

Large single bedroom currently utilised as an office, TV and telephone points, wall mounted radiator

### Garden

Large private south west facing garden mostly laid to ornamental sandstone tiles with established shrubs and feature palm tree, wooden "love chair" and raised BBQ seating area

### Parking

Parking for 2 cars plus 4 visitor spaces. Large store shed

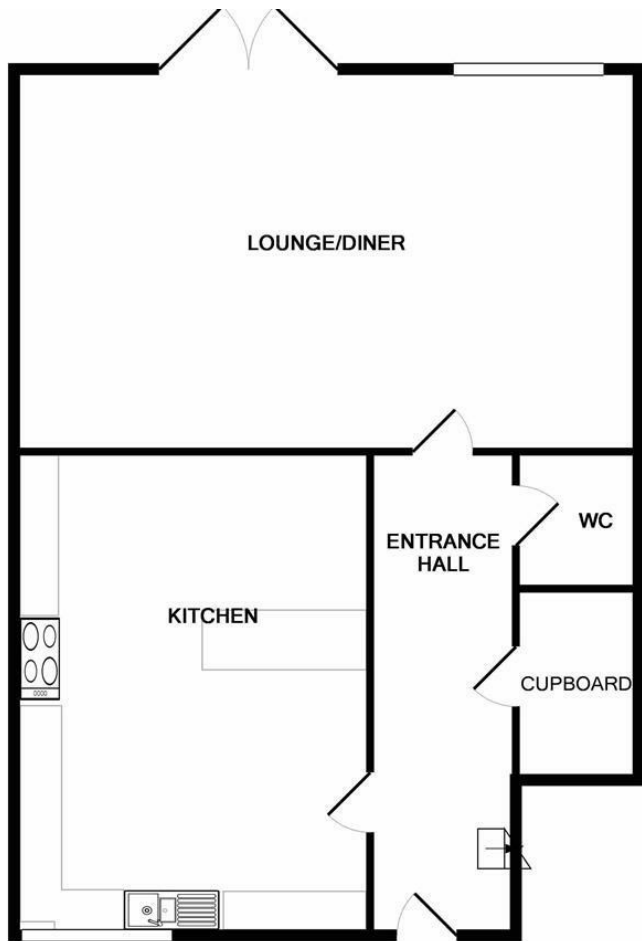
### Services

All mains, GFCH - Fibre broadband, wired for sky

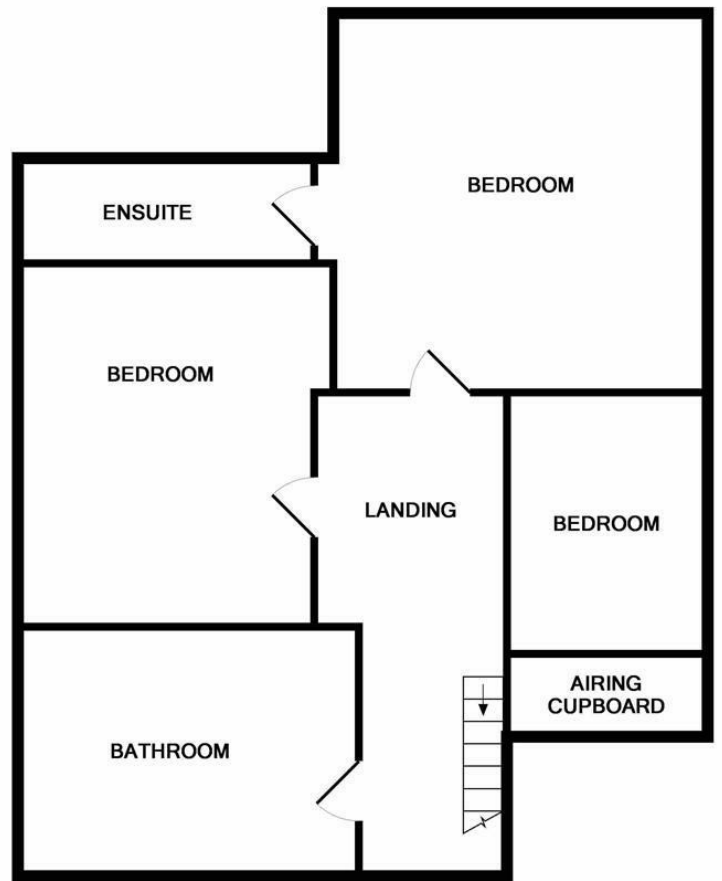








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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