



## **16 Priory Farm La Grande Route De St. Clement, St. Clement JE2 6GP**

Rf1627. Qualified. This semi detached, spacious, 3 bedroom property is a superb family home in a much sought after location. Though in need of modernisation throughout there exists tremendous scope to truly enhance the property and create a wonderful home. Situated in a popular, convenient and sought after residential close the accommodation comprises; Entrance hall, lounge, conservatory, cloakroom and kitchen while on the first floor there are 3 bedrooms, a house bathroom and a house cloakroom. Also benefitting from an enclosed, sunny rear garden, a large single garage and further parking for 1 car in front. With no onward chain early viewing of this spacious home is highly recommended that, with some tlc, will be a fabulous family home. Sole Selling Agent.

- Semi detached 3 bedroom home
- In need of modernisation throughout
- Sought after, convenient residential location
- Garage and parking for 1 car
- Conservatory leading to enclosed rear garden
- Sole Selling Agent

**Reduced To £675,000**

## 16 Priory Farm La Grande Route De St. Clement, St. Clement, JE2 6GP

### ENTRANCE HALL

11'11 x 4'10 (3.63m x 1.47m)

With tiled flooring, cloaks cupboard, staircase to first floor and doors to

### CLOAKROOM

With WC and wash hand basin

### LOUNGE

20'7 x 11'9 (6.27m x 3.58m)

With a feature, non functional fireplace, sliding doors to

### CONSERVATORY

16'1 x 10'1 (4.90m x 3.07m)

Door to rear garden

### KITCHEN

13'4 x 10'4 (4.06m x 3.15m)

With high and low level units plus a small pantry cupboard, door to rear garden

### Staircase to first floor landing

With airing cupboard and access to loft, doors to

### BEDROOM 1

16'4 x 10'10 (4.98m x 3.30m)

With fitted wardrobes

### BEDROOM 2

13'1 x 9'5 (3.99m x 2.87m)

With fitted wardrobes

### BEDROOM 3

11'8 x 9'5 (3.56m x 2.87m)

With fitted wardrobes

### HOUSE BATHROOM

Partly tiled with bath plus shower over, wash hand basin

### CLOAKROOM

With WC

### SERVICES

All Mains

Full double glazing

Electric heating

### OUTSIDE

Single garage plus parking for 1 car in front

Enclosed sunny rear garden with a patio area covered by a feature pergola

Door to side parking area





