



9 Nomond Avenue La Pouquelaye, St Helier

Rf1637. Qualified. Red Properties are delighted to offer for sale as Sole Selling Agent this semi-detached, 3 bedroom, 2 bathroom family home that has been in the same ownership since 1963!

On the market for the very first time the well proportioned accommodation is in need of gentle modernisation and refurbishment throughout but offers tremendous potential to perhaps extend and create a truly wonderful, modern home. Situated in a very quiet yet convenient residential close on the periphery of St Helier the property benefits from a single garage plus parking for 1 car in front and on street parking, a small front garden laid to lawn and an enclosed, established rear garden.

Sensibly priced to sell with no onward chain.

- On the market for the first time since 1963!
- Popular, quiet and convenient close
- 3 bedroom, 2 bathroom family home
- Garage, parking and gardens
- In need of refurbishment throughout
- Sensibly priced to sell. No onward chain.

Asking Price £650,000

9 Nomond Avenue La Pouquelaye, St Helier,

ENTRANCE PORCH

6'1 x 4'6 (1.83m'0.30m x 1.22m'1.83m)

With cloaks cupboard

LOUNGE

19'11 x 13'3 (5.79m'3.35m x 3.96m'0.91m)

With a functional fireplace and staircase to first floor landing, door into

KITCHEN / DINING ROOM

18'11 x 11'11 (5.49m'3.35m x 3.35m'3.35m)

With fitted units and integrated appliances through to a dining area with ample space for a table and chairs, door into

CONSERVATORY

12'6 x 10'6 (3.81m x 3.05m'1.83m)

Door to and overlooking the rear garden

REAR ENTRANCE HALL

13'2 x 6'7 (3.96m'0.61m x 1.83m'2.13m)

Door to rear garden and into

SHOWER ROOM

With WC, wash hand basin and shower cubicle

SINGLE INTEGRAL GARAGE

17'1 x 8'6 (5.18m'0.30m x 2.44m'1.83m)

With Oil tank

Staircase up to First Floor landing

With access to loft and doors into

BEDROOM 1

13'6 x 11'5 (3.96m'1.83m x 3.35m'1.52m)

With fitted wardrobes

BEDROOM 2

11'8 x 10'1 (3.35m'2.44m x 3.05m'0.30m)

With fitted wardrobes

BEDROOM 3

9'8 x 8'3 (2.74m'2.44m x 2.44m'0.91m)

HOUSE BATHROOM

With WC, wash hand basin and bath, airing cupboard

SERVICES

All Mains

Double glazing

OFCH

ANNUAL SERVICE CHARGE

Circa £100 pa





