



## **6A Devon Avenue Green Road, St. Clement JE2 6PQ**

Our Ref:1615. Qualified. This delightful 3 double bedroom terraced house is in excellent order throughout and has been well maintained by the current owners. Great family home in a very quiet cul-de-sac, located within a short distance to many amenities, M&S, Waitrose, golf and tennis fields, on a very regular bus route and 5 minutes walk to the beach, plus only a short stroll into the town centre. Briefly consisting of ground floor:- Newly built porch with ample storage, 3 reception rooms, a modern kitchen and a stunning recently landscaped secure south facing garden; great for al-fresco entertaining! Upstairs 3 large double bedrooms and a house bathroom. The property is ready for a new family to make their mark on it. Share transfer property. All mains services, including gas for the hob. Parking for 3 cars. Early viewing recommended and sensibly priced to sell. Sole agent. What3Words:shots.patting.wizard.

- Great family home
- 3 Receptions, 3 Double Bedrooms
- Quiet cul de sac, yet on a very convenient bus route
- Great Location, close to beach, golf/tennis fields
- Share Transfer Property
- Parking for 3 cars

**Asking Price £725,000**



## 6A Devon Avenue Green Road, St. Clement, JE2 6PQ

### ENTRANCE HALL

### LIVING ROOM

23'2" x 12'2" (7.08 x 3.72)

Large and bright living room with double doors through to conservatory. Working fireplace.

### CONSERVATORY

15'1" x 7'9" (4.60 x 2.37)

Over looking south facing garden with double doors to patio

### DINING ROOM

15'4" x 13'1" (4.68 x 4.00)

Light bright dining room with victorian fireplace

### KITCHEN

13'1" x 10'8" (4.00 x 3.27)

Modern with high & low level units plus a range cooker and 5 ring gas hob

### BEDROOM 1

17'3" x 12'7" (5.26 x 3.85)

Large double bedroom with built in solid oak wardrobes

### BEDROOM 2

13'1" x 12'7" (4.00 x 3.84)

Another large double bedroom with light flooding the room from the east facing window.

### BEDROOM 3

12'2" x 8'0" (3.72 x 2.45)

Currently used as an office.

### HOUSE BATHROOM

9'9" x 8'5" (2.99 x 2.57)

Bright and modern bathroom

### OUTSIDE

Newly landscaped south facing secure garden with ample room for al-fresco entertaining.

### SERVICES

All mains services, inc gas. Share Transfer property. Parking for 3+ cars.





GROUND FLOOR



1ST FLOOR



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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