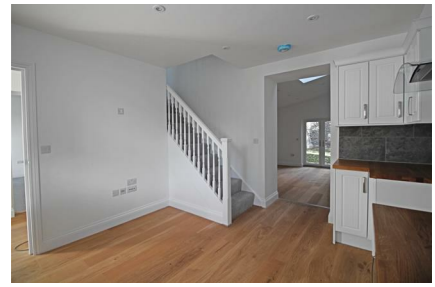


BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



1 ROSLYN COTTAGE ST. SAVIOURS HILL, ST. SAVIOUR, JE2 7WR

£580,000 | Freehold | Ref 485

- IMMACULATE NEWLY REFURBISHED HOME
- GOOD SIZE EAT-IN KITCHEN
- UTILITY ROOM
- PARKING FOR 2-3 CARS ON DRIVEWAY
- ONLY A SHORT WALK TO TOWN
- 3 DOUBLE BEDROOMS AND 3 BATHROOMS
- HUGE LIVING ROOM
- LARGE ENCLOSED GARDEN
- GREAT LOCATION OFF THE MAIN ROAD
- SOLE AGENT

Completely renovated, just move straight in! Immaculate 3 bedroom, 3 bathroom home, in a fantastic location off the main road and only a short walk from St Helier's centre. Fully renovated throughout, the bright and airy accommodation comprises; eat-in kitchen plus separate utility room, large living room with double doors to the garden, downstairs cloakroom, 3 double bedrooms with fitted cupboards, and 3 bathrooms (2 en-suite). There is a great size enclosed garden to the rear and parking for 2-3 cars at the front of the house. The location is fantastic, only a stroll from Highlands College and a range of primary and secondary schools. Everything you need is practically on your doorstep! Broadlands are pleased to be appointed as the vendor's sole agent. Please contact either Doug Littlechild on 07700702585/doug@broadlandsjersey.com or Joanna Sheppard on 07797887751/joanna@broadlandsjersey.com.

Entrance Hall

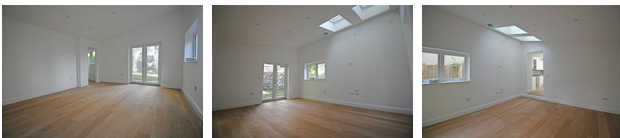
Wood effect flooring as laid. Understairs cupboard.

Kitchen/Diner



Wood effect flooring. Range of high and low fitted units with wood worktop. Extractor fan. Space for dining table.

Living Room



Wood effect flooring. 2 x skylights. Double doors to garden.

Rear Hall

Doors to garden and utility room.

Utility Room

Range of high and low units with wooden worktop. Door to W.C

Cloakroom

W.C and wash hand basin.

Master Bedroom



Large double room with fitted cupboard. Door to en-suite shower room.

En-Suite

W.C, wash hand basin and shower. Tiled floor.

Landing



Carpeted.

Bedroom 2



Large double room with 2 x fitted cupboards. Door to en-suite. Carpeted flooring.

En-Suite



Shower, W.C and wash hand basin. Tiled flooring.

Bedroom 3



Good size double. 2 x fitted cupboards. Carpeted flooring.

House Bathroom



Bath with shower overhead, W.C and wash hand basin. Tiled flooring.

Garden



Large enclosed garden - part laid to lawn and part paved.

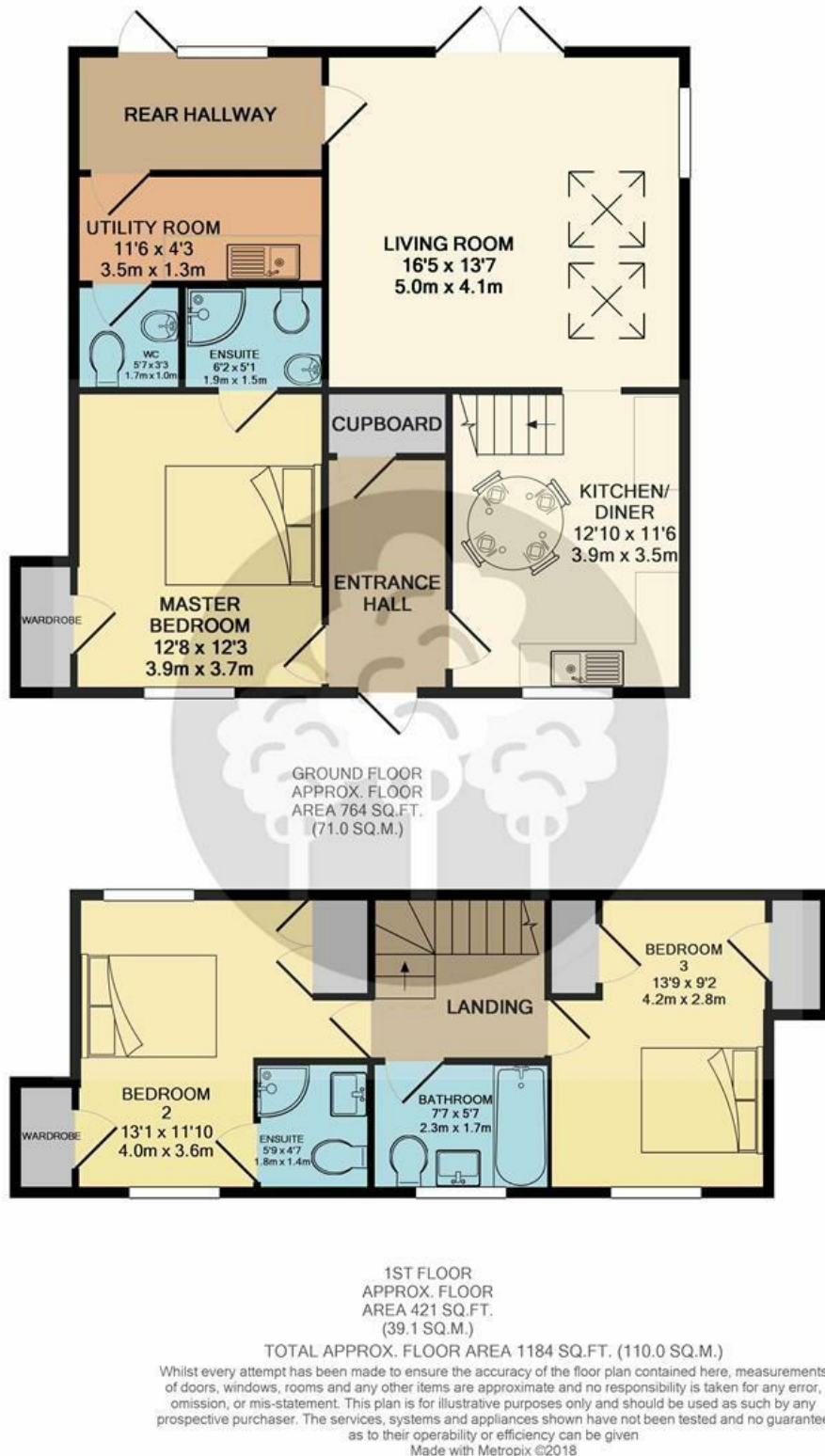
Parking

Parking for 3 cars on the brick driveway.

Services

All mains excluding gas. Electric heating. Underfloor heating in bathrooms.

DIRECTIONS: JT MAP 15a 4 F Pass the traffic lights at very bottom of St Saviour's Hill (as if you are going up the hill), take the fork in the road on the left towards 'The Bridge' - go down the lane on the right of The Bridge and 1 Roslyn is at the end.



DISCLAIMER

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.