

BROADLANDS

EST.

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

1973



12 ELIZABETH LANE, ST. HELIER, JE2 3PH

£485,000 | Freehold | Ref 248

- BUILT ONLY 5YRS AGO BY A REPUTABLE LOCAL BUILDER
- SOLID WOOD DOUBLE GLAZING
- FITTED WITH THE LATEST APPLIANCES
- CALL DAVE ON 07700 753325
- 2/3 BEDROOM HOME WITH ENCLOSED EASILY MANAGED GARDEN
- UNDER FLOOR HEATING
- DETACHED WITH PARKING FOR ONE CAR

Only 5 years old and built by a reputable local builder. This detached 2/3 bedroom house is conveniently located on the town outskirts and comprises of solid wood double glazing throughout, 2 double bedrooms, lounge/diner, kitchen diner, separate office/study, enclosed garden and parking for one car. The ground floor has underfloor heating and the latest electric radiators on the first floor. As the vendors sole agent we would be delighted to show you around so call Dave on 07700 753325 or email dave@broadlandsjersey.com.

Entrance Hall



Enter this home onto under floor heated wood effect flooring which flows through the ground level. The under stair cloakroom has extra space for storage and the separate airing cupboard houses the pressurized water cylinder with shelves for the linen.

W.C.

The ground floor benefits from this spacious W.C. with extra space for bathroom furniture.

Lounge/ Diner



A generous size room with underfloor heated wood effect flooring and double doors leading to the rear garden.

Kitchen/ Diner

13'5" x 12'0" (4.09m x 3.68m)



An 'L' shaped room fitted with high and low units housing the latest Neff appliances to include: multi function microwave, single oven, ceramic hob, extractor, dishwasher and washer/dryer. The underfloor heating is controllable via individual panels in each of the ground floor rooms.

Carpeted Stairs to the First Floor

Master Bedroom

13'3" x 11'10" (4.06m x 3.63m)



Carpeted flooring, electric radiator & wired for TV

Bedroom 2

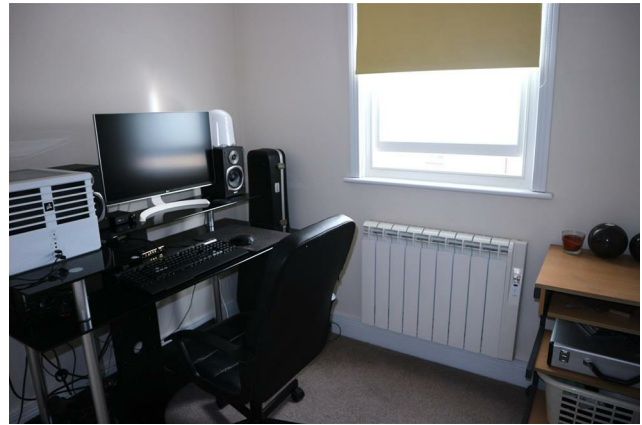
13'4" x 10'1" (4.06m x 3.07m)



Carpeted flooring, electric radiator & loft access. Currently utilized as the home gym.

Bedroom 3/ Study

8'7" x 6'3" (2.64m x 1.93m)



Currently an office this carpeted room would make a great snug, babies room or study.

House Bathroom

Fully tiled with a white modern 3 piece suite to include the bath/shower, W.C. & wash hand basin warmed by the electric towel warmer.

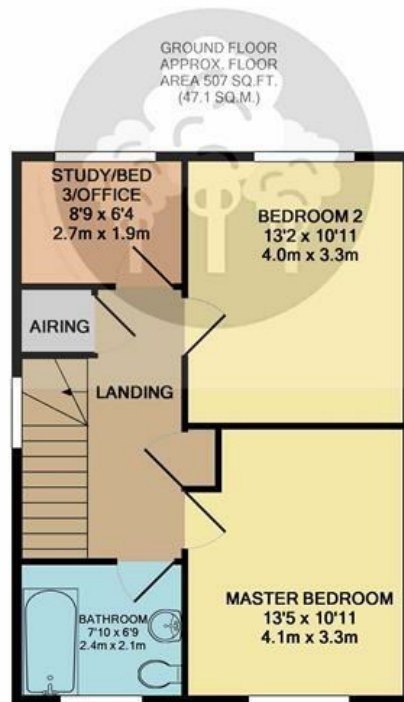
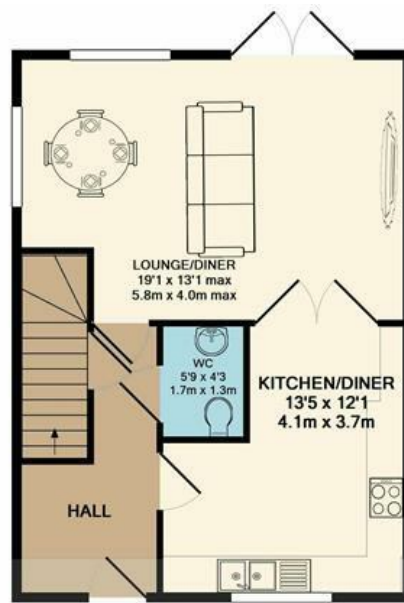
Outside & Parking

To the front there is parking for one car. To the rear there is an enclosed gravel and paved garden with a single gate accessed from the side of the house.

Services

All mains services. Underfloor heated ground floor. Latest electric heaters upstairs. Solid wood double glazing. Parking for one car. No gas.

DIRECTIONS: JT MAP 15 B 5 . Turn left into Elizabeth Lane just before the Old England pub and the property is on the RHS opposite the car park.



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

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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