



## 7 La Place Le Couteur La Rue Horman

Grouville, Jersey, JE3 9GW

Asking price £319,000



FIRST TIME BUYERS ONLY - We are delighted to offer you this very light & airy first floor / top floor apartment located in the highly sought after area of Gorey Village. The apartment is an ideal step on to the property ladder and briefly comprises of a good sized kitchen, dual aspect lounge / diner, spacious double bedroom and house bathroom with frosted window. The property also benefits from a communal paved area ideal for relaxing & entertaining, 2 large storage cupboards and designated parking for 1 car. Ideally situated within the village all the local bars, cafes, restaurants & convenience stores are just a short stroll away and the nearest Coop just a short drive away. The popular Number 1 & Number 1A bus route is also within easy walking distance. Viewing is highly recommended.





Entrance Hall

Light & airy entrance hall with two windows overlooking communal areas. Doors to all rooms plus utility cupboard plumbed for washing machine. Wood effect flooring & recessed lighting. Access to loft space.

Kitchen 11'9" x 6'9" (3.6 x 2.08)

Range of high and low kitchen units with laminate worktops and tiled splashbacks. Standalone appliances including a double oven with hobs above, dishwasher and fridge freezer. Window overlooking communal areas, vinyl tile effect flooring & recessed lighting.

Lounge 15'11" x 10'5" (4.863 x 3.2)

Light & airy dual aspect lounge with wood effect flooring & recessed lighting.

Bedroom 12'9" x 8'7" (3.9 x 2.62)

Double bedroom laid to carpet with two windows overlooking communal area. Recessed lighting.

Bathroom 11'9" x 6'2" (3.6 x 1.9)

Fully tiled walls & floor. Bath with shower over and screen, WC, wash hand basin with cupboards below and mirrored cupboard above & heated towel rail. Cupboard housing emersion cylinder & recessed lighting. Frosted window.

Exterior

Communal paved area ideal for relaxing & entertaining

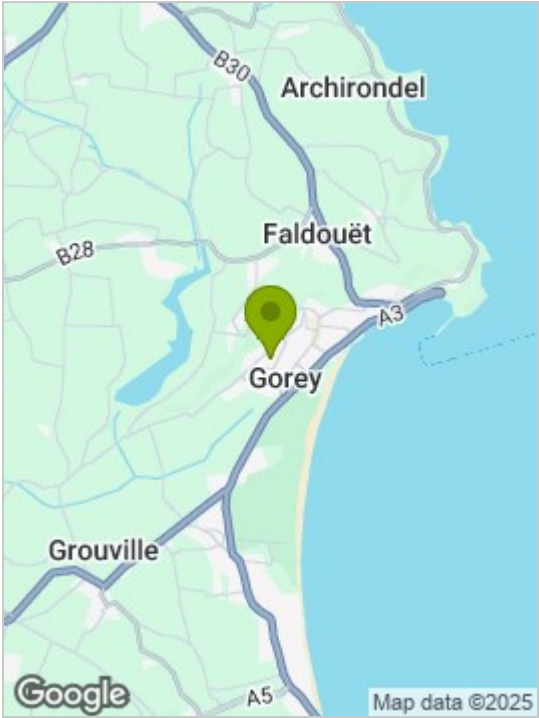
Parking

Designated parking for 1 car

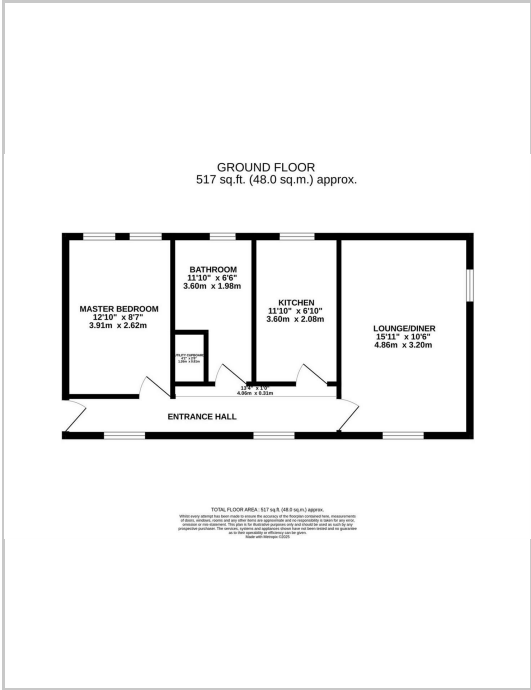
Services

All mains excluding gas. Fully double glazed. Economy 7 heating.

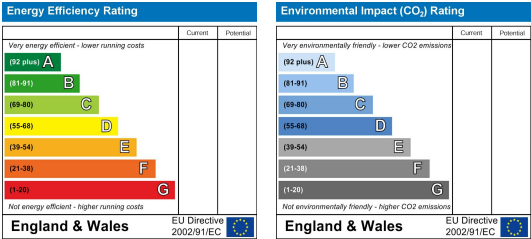
Area Map



Floor Plan



Energy Efficiency Graph



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