



# 24 St Clements Gardens

ST CLEMENT



## 24 St Clements Gardens

ST CLEMENT

### TYPE

 House

### BEDROOMS

 3

### BATHROOMS

 1

### RECEPTIONS

 2

### PARKING

 2

### Book a viewing

01534 879787

hello@sломans.co.uk

sломans.co.uk

SALE AGREED

**£550,000**

## About this Property

**NEW PRICE** — Ideally located close to Samares Manor and the golf course, this well presented home offers everything required for comfortable family living. The property benefits from two parking spaces and a generous south facing garden backing directly onto the FB playing fields.

The accommodation comprises a living room, separate kitchen/breakfast room and a conservatory opening onto the garden. Upstairs there are two bedrooms, there is a small third bedroom currently used as a study/home office, and a family shower room with a separate WC.

With Waitrose just around the corner and the beach only a short walk away, this is an ideal family home in a highly convenient location. It is also worth noting that a new roof was fitted earlier this year. Sole agents. No onward chain.

- ✓ No chain involved
- ✓ Great location
- ✓ 2 bedroom family home plus study
- ✓ Large garden
- ✓ Parking
- ✓ Vacant possession
- ✓ Sole Agents



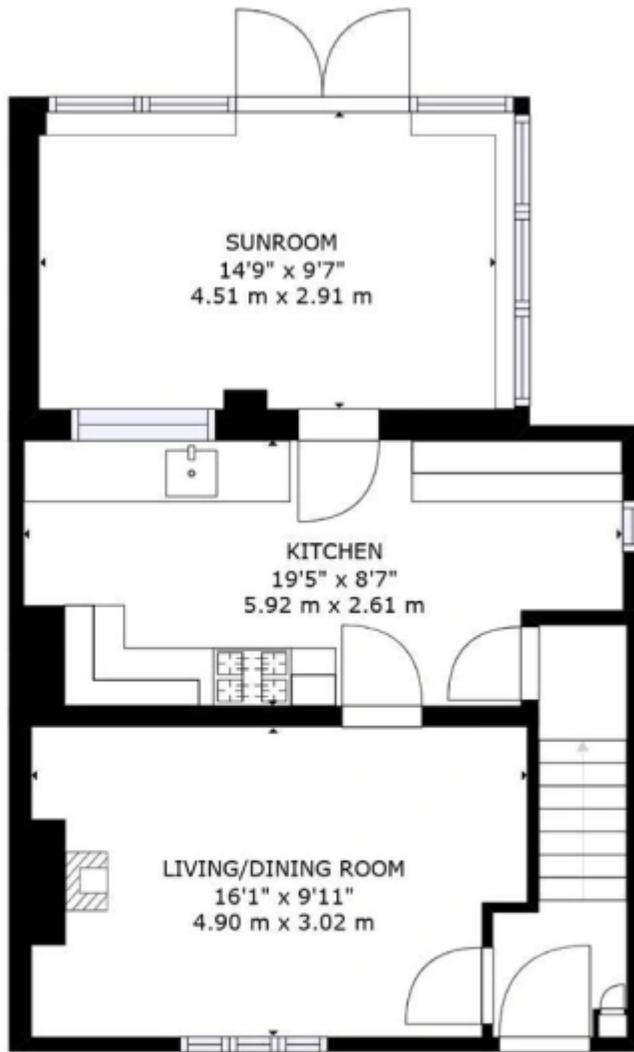




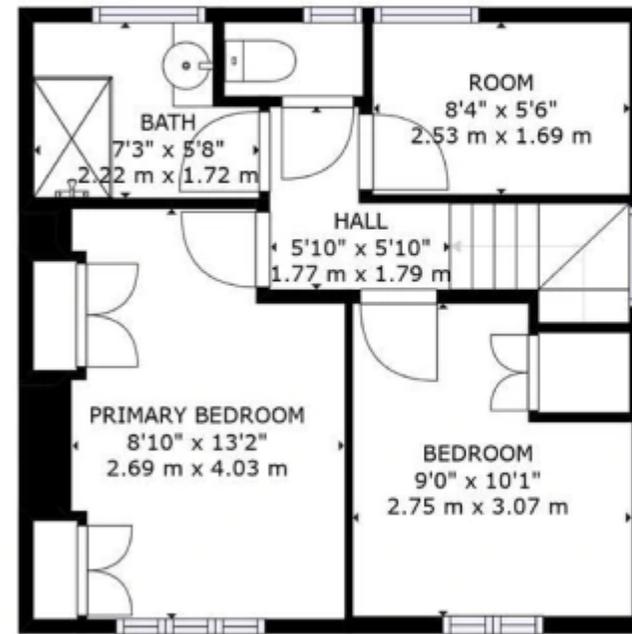








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 537 sq. ft, 50 m<sup>2</sup>, FLOOR 2: 363 sq. ft, 34 m<sup>2</sup>  
 TOTAL: 900 sq. ft, 84 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Island Padel

Partners Restaurant

St Clements Golf & Sports Centre

Jersey Spartan Athletic Club

FB Fields



Slomans Estate Agents  
17 La Colomberie  
St Helier  
Jersey  
JE2 4QB

## Book a viewing

**Contact us directly to schedule your viewing**

01534 879787  
info@slomans.co.uk  
slomans.co.uk

**Anti Money Laundering Regulation:** Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation