



# Le Grand Bourg, Grouville, Jersey

JERSEY



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JERSEY

TYPE	BEDROOMS	BATHROOMS
House	2	1
RECEPTIONS	PARKING	
1	0	

Book a viewing

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FOR SALE

£449,000

## About this Property

### RENOVATION PROJECT.

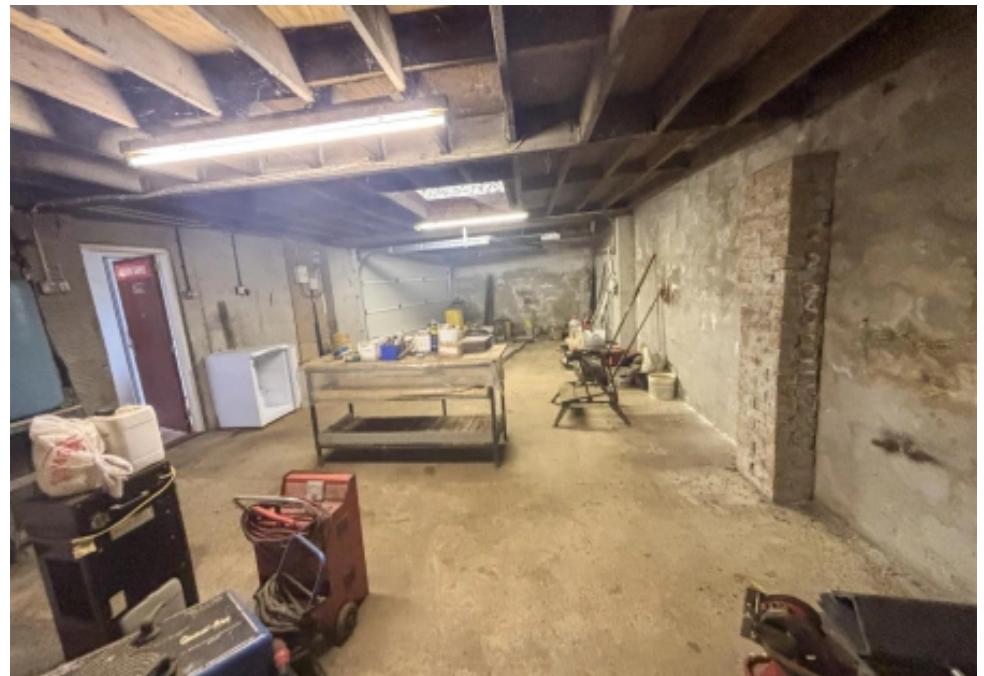
Located in the popular parish of Grouville, this two-bedroom upside-down house offers an excellent value-add opportunity for cash buyers and investors. Requiring complete refurbishment throughout, the property presents a clear blank canvas with strong potential to enhance both capital value and rental appeal. The existing layout provides two bedrooms and a shower room on the ground floor, with kitchen and dining accommodation on the first floor, offering scope to reconfigure for modern living and maximise space and light. A key asset is the large double garage, ideal for secure parking, storage, or workshop use, together with two additional tandem parking spaces—a valuable feature that strengthens resale and rental demand.

Conveniently situated close to the football grounds on a quiet county land, the property benefits from a well-connected location within one of Jersey's most sought-after parishes.

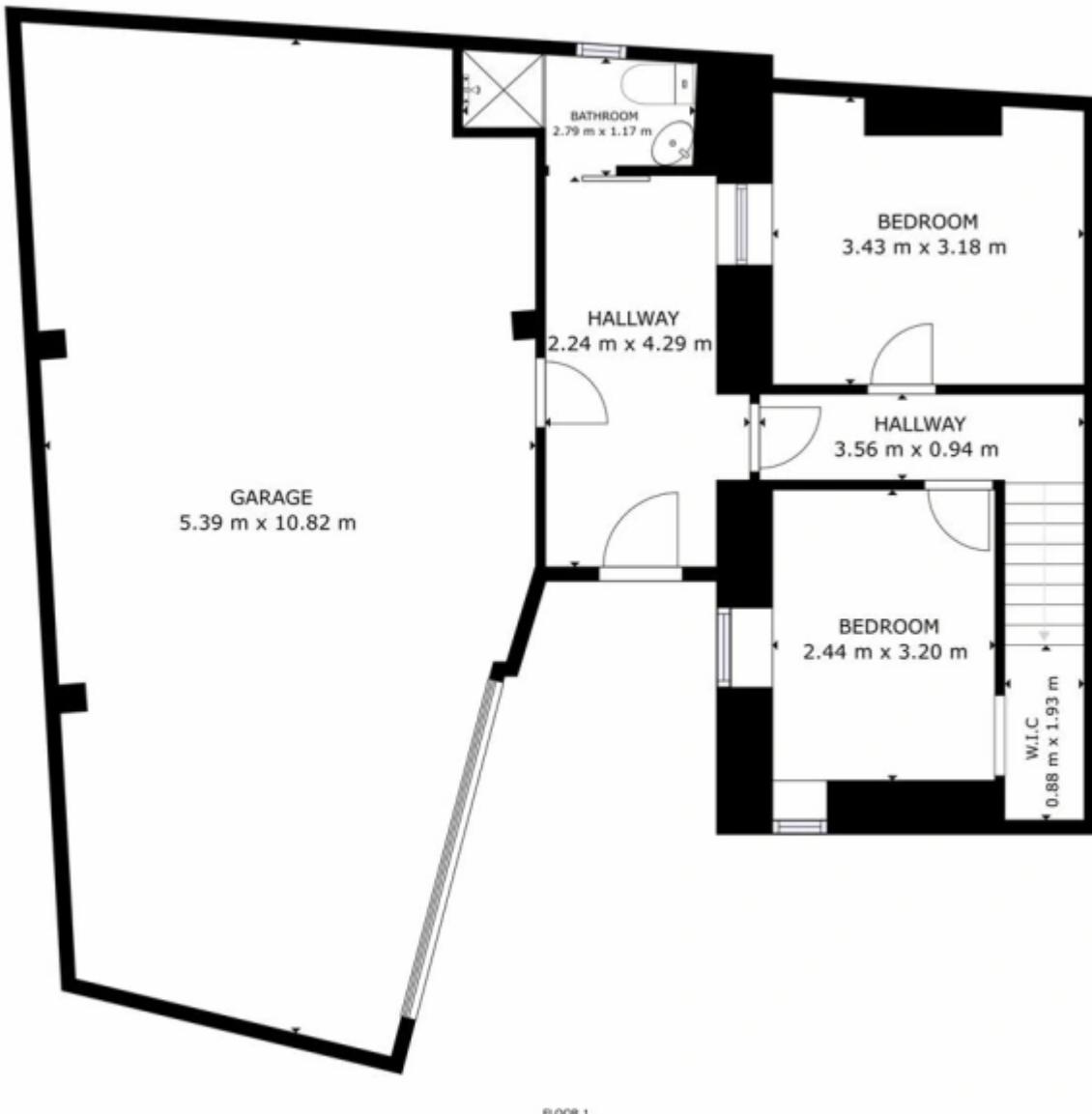
This is a rare renovation opportunity with strong potential, suited to investors or buyers seeking a project.

## Key Features

- ✓ Renovation project
- ✓ Suitable for a cash buyer
- ✓ Large double garage
- ✓ Quiet location
- ✓ Two tandem parking spaces
- ✓ Popular parish







GROSS INTERNAL AREA  
FLOOR 1: 42.72 m<sup>2</sup>, FLOOR 2: 33.5 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 52.53 m<sup>2</sup>  
TOTAL: 76.22 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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## Book a viewing

**Contact us directly to schedule your viewing**

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**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