



49 Le Jardin a Pommiers, La Rue De Patier, St. Saviour, Jersey, JE2 7LT
£775,000

Le Jardin a Pommiers, St. Saviour, JE2 7LT

Situated on an exceptionally large plot at the far edge of Jardin à Pommiers, this detached house presents an outstanding opportunity for buyers to create their dream home. Whether refurbishing the existing accommodation or extending the property, the possibilities are plentiful. The current owner has maintained the house well, though the interior décor is somewhat dated. A ground-floor extension located off the kitchen and behind the integral garage, provides a versatile space that could serve as a breakfast room, home office or additional living area. Positioned centrally within its generous plot, the property offers excellent potential for further extension on any side subject to planning permission. The well maintained gardens provide a peaceful and tranquil setting and there is also the possibility to create additional parking to the front. Offered with no onward chain.

VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

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

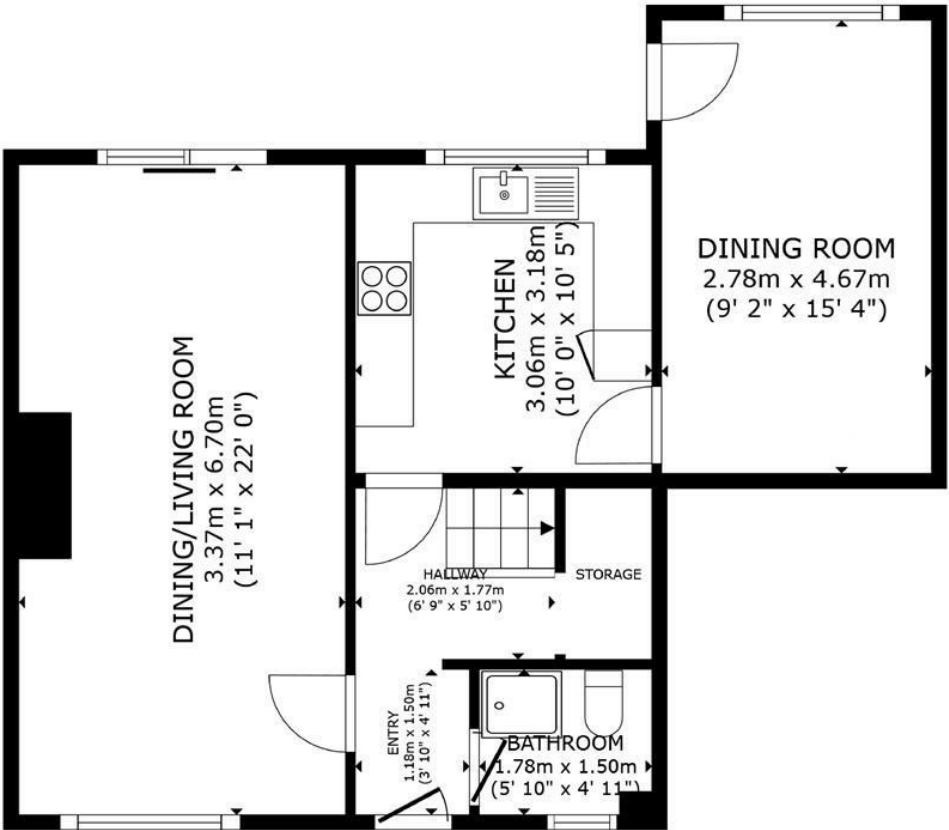
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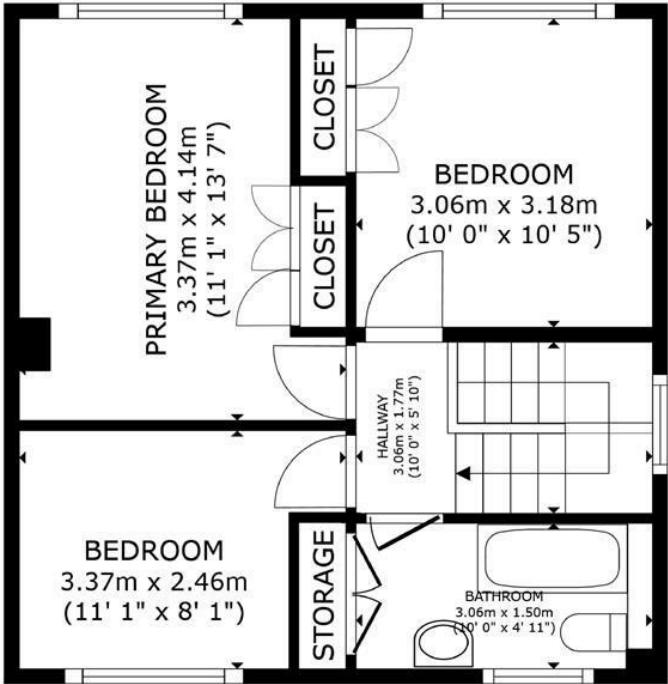
DIRECTIONS

From Patier Road, enter into Le Jardin a Pommiers head straight to the top and turn right, no 49 is on the LHS look out for the Sale board.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 57.1 m² (615 sq.ft.) FLOOR 2 43.8 m² (471 sq.ft.)
TOTAL : 100.9 m² (1,086 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

