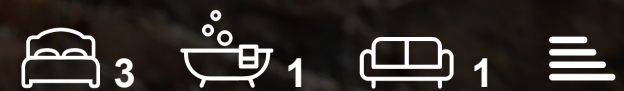




6 Marina place Columbus Street  
St. Helier, Jersey, JE2 3YL

**£520,000**



## 6 Marina place Columbus

St. Helier, Jersey, JE2 3YL

A charming cottage Ideal first step on the property ladder, the property is presented in excellent condition. Tucked away from the main road and just a short walk from the town center.

On the ground floor, you'll find a lounge/diner, a separate kitchen, a utility room, and a family bathroom. On the first floor, the cottage features three bedrooms, including two spacious doubles and a good sized single room. With a very large a large attic with planning consent could become a further bedroom.

Outside the cottage there is patio areas to the front and the rear. Viewing is highly recommended.

### Hallway

### Lounge

12'5 x 12'0 (3.78m x 3.66m)

### Kitchen

9'9 x 9'4 (2.97m x 2.84m)

### Bathroom

5'8 x 5'6 (1.73m x 1.68m)

### Utility

5'8 x 3'10 (1.73m x 1.17m)

### First floor

### Bedroom 1

15'5 x 12'0 (4.70m x 3.66m)

### Bedroom 2

10'0 x 9'0 (3.05m x 2.74m)

### Bedroom 3

10'0 x 6'6 (3.05m x 1.98m)

### Loft





Exterior  
Services

## Floor Plan



## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

