

### 2 Jardin De La Mare La Rue

Grouville, Jersey, JE3 9DX

#### FIRST TIME BUYERS

This is an amazing chance to own a 3-bedroom property with government assistance covering up to 29% of the property's price. The property is listed at £699,000, but with the scheme, you can receive assistance of up to 29%. This means for example if you get 29% you'll only need a mortgage of £496.29. This opportunity is available to any first-time buyer, so there's no need to wait on a waiting list.

Nestled in the charming location of Grouville, this delightful house is the perfect choice for first-time buyers. With a warm and inviting living room, a stylish modern kitchen, and three tranquil bedrooms, this property offers a comfortable and homely feel.

Step outside into your own private sunny garden oasis, providing a serene space for relaxation or hosting gatherings with friends and family. The convenience of parking adds to the appeal of this lovely home, making it a practical and desirable option for those looking to embark on their homeownership journey in the picturesque surroundings of Grouville.

Don't miss out on the opportunity to make this charming property your own and enjoy the peaceful lifestyle it has to offer in this idyllic location.

















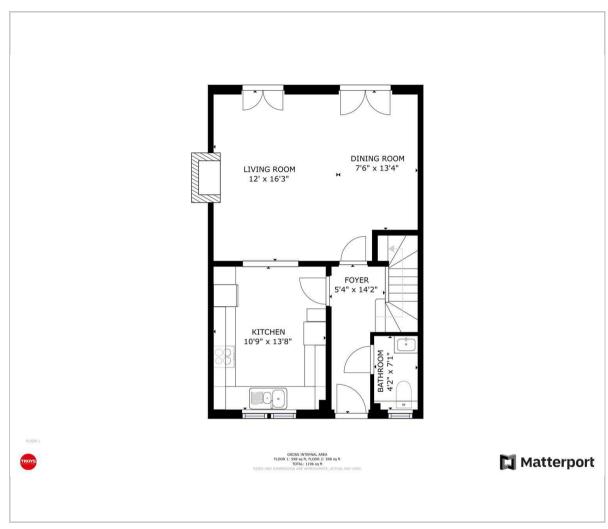








#### Floor Plan



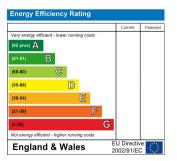
## Viewing

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.

## Area Map



# **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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