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Jersey property sales, lettings & management

For Sale
Ref. STH250193
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# Avranches, La Pouquelaye, St. Helier, JE2 3GG

## Avranches

## Asking · £825,000

### Location

**House / building:** Avranches

La Pouquelaye

St Helier

Map: https://www.google.com/maps?q=49.2008,-2.112397

| BEDROOMS | BATHROOMS | RECEPTIONS | PARKING |
|---|---|---|---|
| **5** | **1** | **2** | **0** |

### Overview

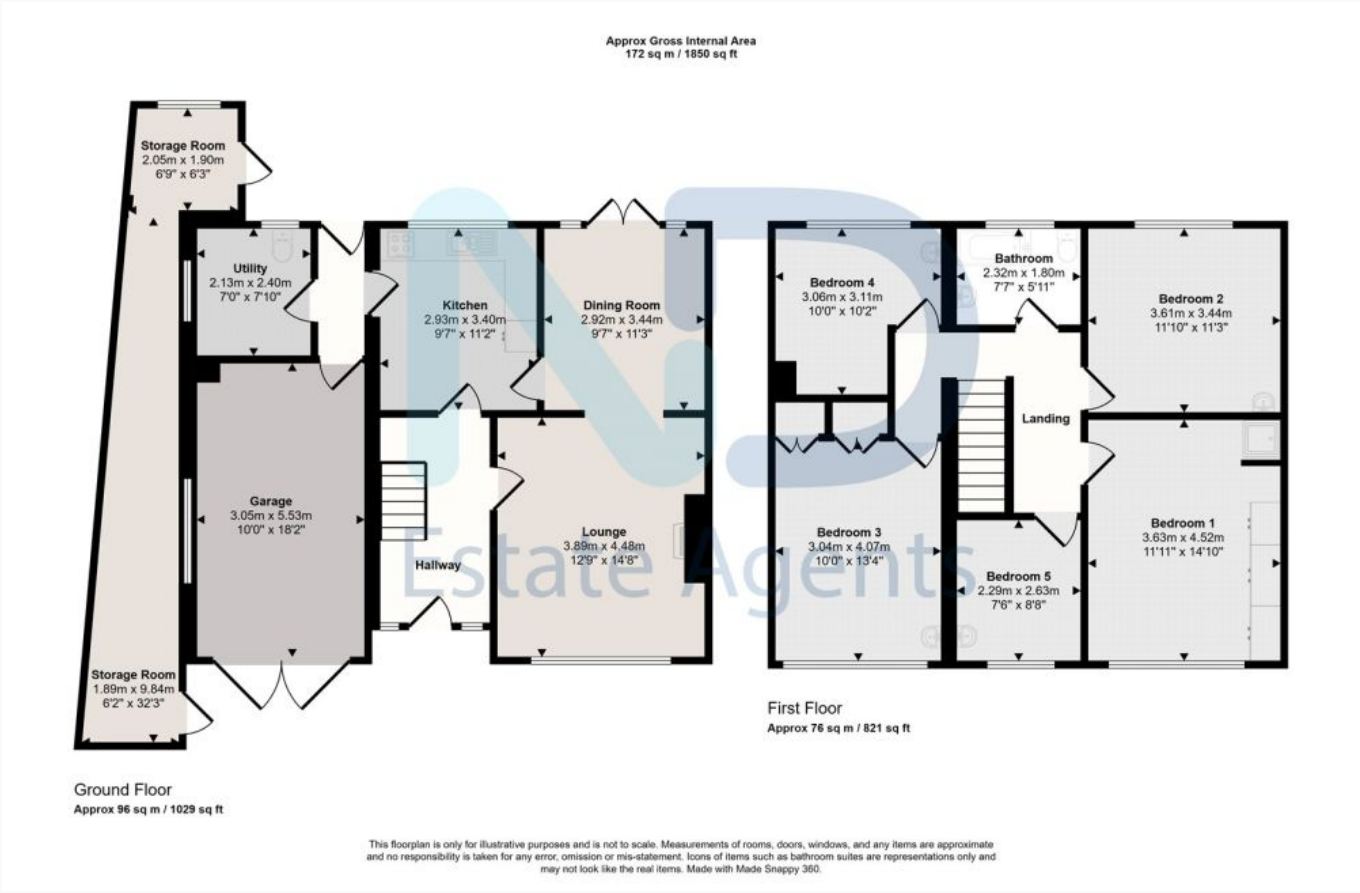
This family home was built by the family in the early 1960's and represents now an opportunity for a buyer to refurbish. Situated on a large corner plot the home features and entrance hall, living room diner, and separate kitchen, utility room, boiler room and single garden, with a further extended storage area. Upstairs there are four double bedrooms and a single bedroom with house bathroom, and the large loft area presents an area for storage and further extension. To the west of the property is garden and parking and to the east is a large garden area with access on to the lane to the north presenting the opportunity for a plot, subject to planning and service rights, to create a new one bedroom single storey dwelling unit.

## Gallery






## Floor plan




## Contact

**Joyce Dodsley** — Sales & Lettings Agent

01534 629009

joyce@ndestates.com

When an offer is accepted, and negotiations for the purchase or letting of a property are entered into, the prospective purchasers or prospective tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation showing your current home address, (a Current utility bill) together with confirmation of source of funds, source of wealth and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential status. ND Holdings Limited must comply with the current Money Laundering Legislation.

Jersey Property is subject to local Housing Law that controls the occupancy of the property. Unless the property is **registered status**, any property is only **available for occupancy** to persons who possess Jersey Housing Qualifications to live in a property in Jersey. You must provide your Residency Card to us to show proof of your residential status. If you do not possess Jersey Housing Qualifications, you may **own** the property but **not** live in it if the tenure is **share transfer** and there are **no** restrictions as to ownership. You are recommended to seek legal advice before you proceed with any transaction. **Legal advice should be sought in respect of this**.

These details are set out for guidance only and **do not** constitute an offer or a contract. Applicants should not rely on them as statements or representations of fact or that the property, its services, systems, or equipment are in good working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. We rely on the information given to us by the Owner of the Property. No extras or contents mentioned in these particulars or shown in the photographs are necessarily included in the sale or letting and they are included for descriptive purposes only. Any contents included with a sale are sold "as is," and no warranty is implied or given by us as agents for the Owner or by the Owner. Floor plans and location plans are **for information only** and measurements are not guaranteed as to their accuracy. Measurements are taken between internal walls and shown on the floor plans attached to details and are taken to the widest and deepest point. These are done by AI from photographs. Title, planning, building control, and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person, being a principal, director, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty regarding the property or any part, item, system or equipment.

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