

BELVOIR

SOLE AGENT

£2,650



4

BEDROOMS

2

BATHROOMS

1,438

SQ FT

£2,650 LOCAL MARKET, ST. PETER PORT

This detached bungalow is situated on the outer edge of St. Peter Port, yet within close proximity of shops, amenities and Kings Leisure Centre. Recently renovated, Belvoir offers spacious accommodation and comprises entrance hall, two double bedrooms, sitting/dining room, kitchen, bathroom and lean-to rear porch on the ground floor. The first floor has a further two double bedrooms and shower room. Externally, to the front there is a single garage and parking for one vehicle. Steps lead up to a formal front garden and there is side access around to the rear garden. Available immediately, children accepted. No pets or smokers.

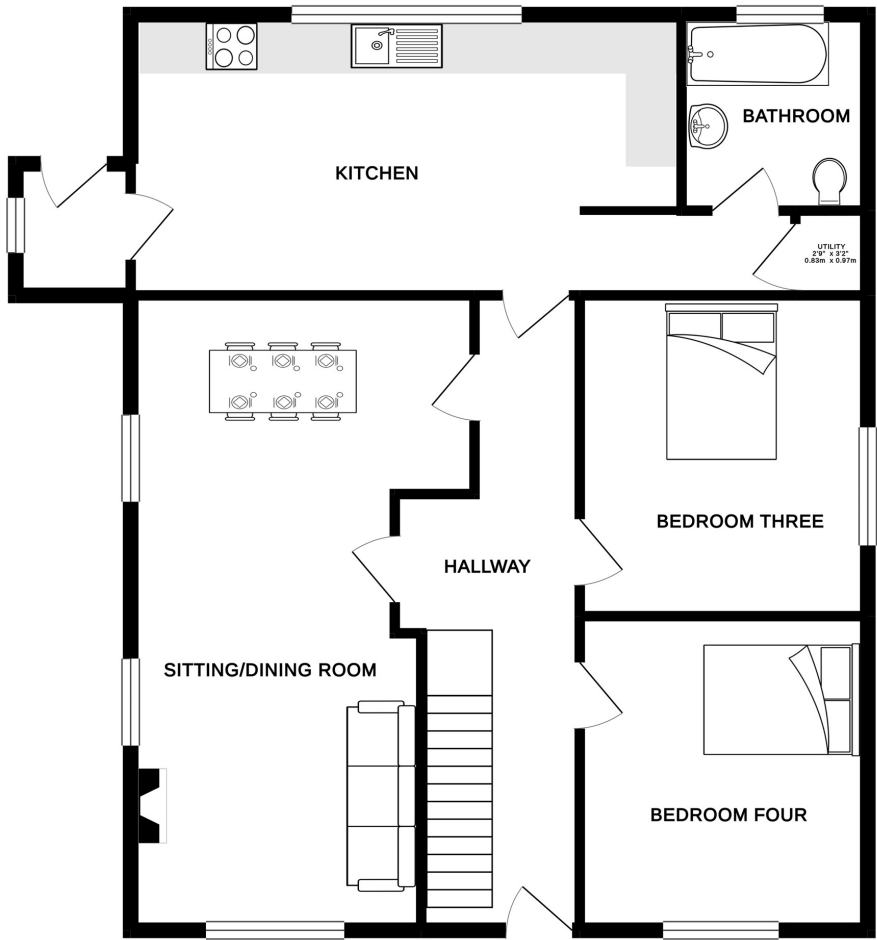


LIVINGROOM

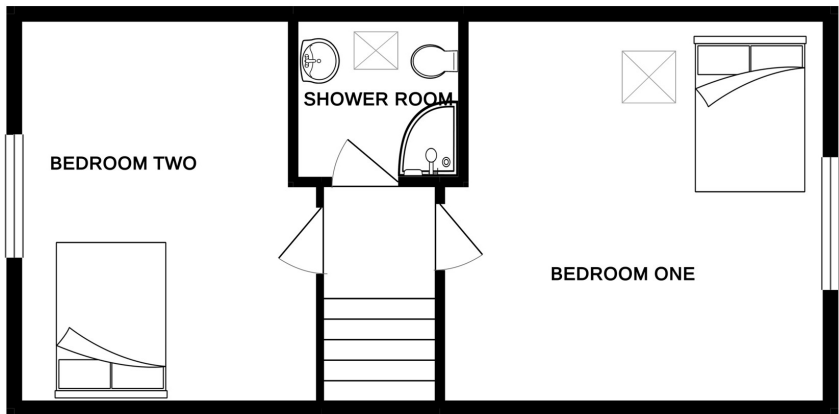
The Channel Island Estate Agent



GROUND FLOOR 981 sq. ft.
(91.1 sq. m.)



1ST FLOOR 457 sq. ft.
(42.5 sq. m.)



TOTAL FLOOR AREA : 1438 sq. ft. (133.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR

Entrance hall	23'11 x 6'1
Bedroom four	11'7 x 10'10
Bedroom three	11'10 x 10'9
Sitting/dining room	24'0 x 13'4
Kitchen	15'8 x 10'7
Inner hall	5'8 x 2'10
Bathroom	7'0 x 6'11
Rear porch	5'0 x 4'4

FIRST FLOOR

Landing	4'0 x 3'9
Bedroom two	14'9 x 10'6
Bedroom one	14'9 x 13'9
Shower room	6'5 x 6'4

KEY FACTS

Available immediately
Four double bedrooms
Garden and parking
Convenient town location
Excellent family home

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas Central heating

APPLIANCES

Hotpoint double oven and hob
Extractor unit
Miele dishwasher
Bosch fridge/freezer
Hotpoint washing machine
Miele tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Amherst Primary
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

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