

# L'OASIS

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**683**

SQ FT

## POA LOCAL MARKET, ST. PETER PORT

L'Oasis is a terraced property conveniently located within easy walking distance of amenities on the outskirts of St. Peter Port. In good order throughout, the property comprises kitchen/dining room, sitting room, shower room and utility room on the ground floor, whilst two double bedrooms occupy the first floor. Externally, there is an enclosed garden with shed to the rear and good on-street parking to the front of the property. A superb opportunity for first time buyers, early viewing highly recommended.



**LIVINGROOM**

The Channel Island Estate Agent

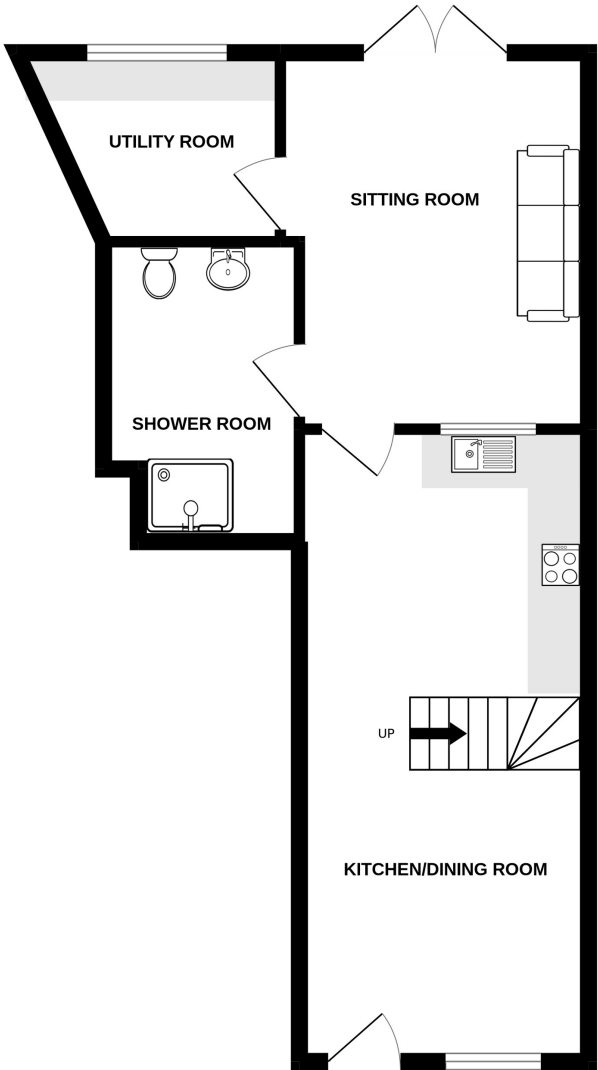




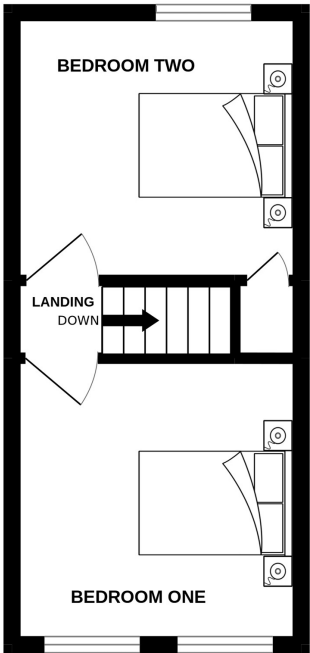




GROUND FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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

Kitchen/dining room	21'9 x 10'0
Sitting room	13'0 x 9'10
Shower room	10'4 x 6'9
Utility room	9'1 x 6'6

## FIRST FLOOR

Bedroom one	10'0 x 9'10
Bedroom two	10'0 x 9'3

## KEY FACTS

Terraced house  
Convenient St. Peter Port location  
Enclosed rear garden  
Good on-street parking outside the property

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Gas central heating

## APPLIANCES

Newhome double oven/grill with gas hob  
Extractor  
Integrated fridge/freezer  
Hotpoint washing machine  
Hotpoint tumble dryer  
Tempoline dishwasher

## INCLUSIONS

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

## SCHOOL CATCHMENT

Amherst Primary  
St Sampson's 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.

## POA



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