

# STRATTON HOUSE



**3**

BEDROOMS

**1**

BATHROOM

**1,321**

SQ FT

## POA LOCAL MARKET, ST. PETER PORT

Stratton House is a large, terraced townhouse situated within a one way road in central St. Peter Port, within easy walking distance of the town centre and all of its amenities. The accommodation, which is in need of upgrading, is laid out over three floors, comprising kitchen, sitting room, family bathroom, separate wc and three double bedrooms. Externally, there is garden to the front as well as a garage which can house 1/2 vehicles. A wonderful opportunity for someone looking for a townhouse to put their own stamp on, or alternatively Stratton House could be converted into two units subject to the necessary planning permissions.



**LIVINGROOM**  
The Channel Island Estate Agent



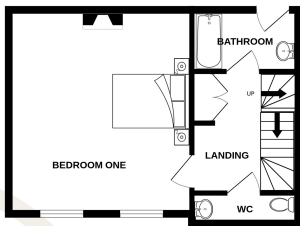
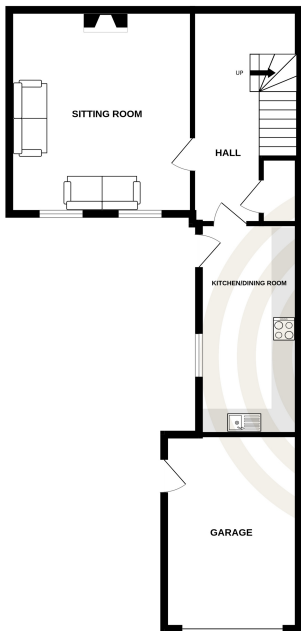






GROUND FLOOR  
625 sq. ft. (58.1 sq.m.) approx.

1ST FLOOR  
349 sq. ft. (32.4 sq.m.) approx.



2ND FLOOR  
347 sq. ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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	16'2 x 7'8
Hall	16'5 x 8'2
Sitting room	15'8 x 14'1

## FIRST FLOOR

Landing	10'3 x 8'5
Bedroom one	15'7 x 14'1
Bathroom	8'5 x 4'9
WC	8'5 x 2'3

## SECOND FLOOR

Landing	8'5 x 6'4
Bedroom two	15'4 x 14'1
Bedroom three	11'1 x 8'5

## KEY FACTS

Large, terraced townhouse  
Convenient St. Peter Port location  
Upgrading required  
Garden area to the front  
Garage for 1/2 vehicles

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating (not currently working)

## APPLIANCES

Hotpoint double oven with hob  
Hotpoint fridge/freezer  
Hotpoint washing machine  
Hotpoint dishwasher  
Indesit tumble dryer

## INCLUSIONS

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

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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