# **JARDIN DES ABEILLES**

**SOLE AGENT** 



**3**BEDROOMS

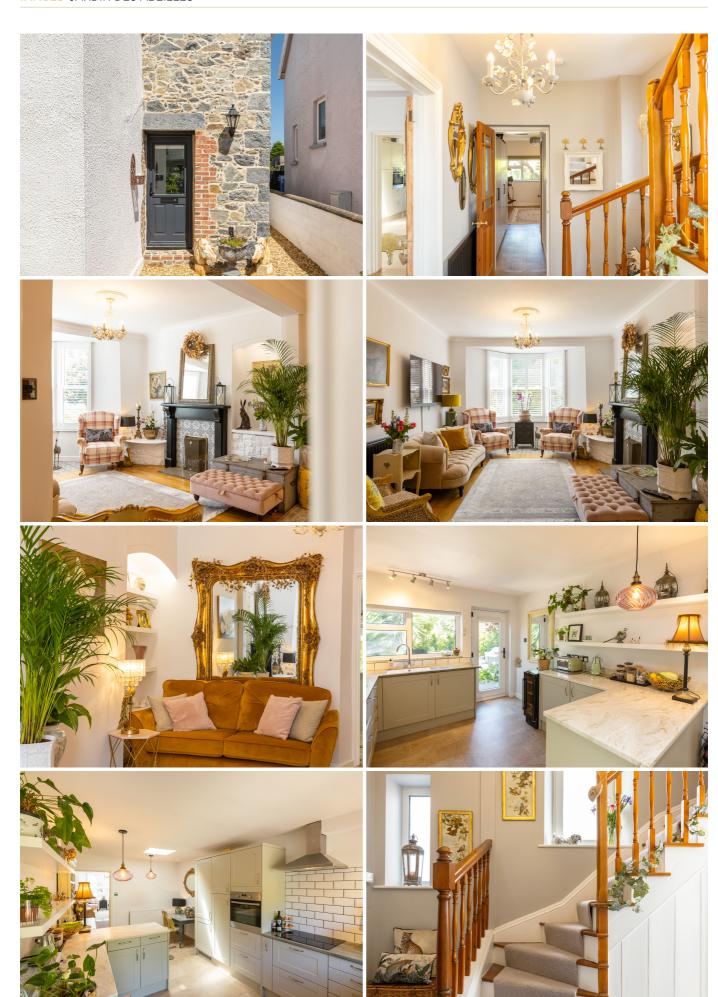
**2**BATHROOMS

1,055

# £699,000 LOCAL MARKET, ST. PETER PORT

Located on the outskirts of St Peter Port, bordering the parish of St Martin, this beautifully presented semi-detached home has been fully refurbished in recent years and is offered in immaculate, walk-in condition. The property effortlessly combines contemporary finishes with charming character features, creating a warm and stylish living environment. The light-filled accommodation includes an entrance hall with useful under-stair storage, a welcoming sitting room with a working fireplace and bay window, and a fully fitted kitchen/breakfast room. Also on the ground floor is a versatile third bedroom that could alternatively serve as a dining room, conveniently located next to a modern shower room. Upstairs, the first floor offers two generously sized double bedrooms and a well-appointed family bathroom. Externally, the front and rear gardens are beautifully landscaped with a variety of mature plants and shrubs. The rear garden is particularly inviting, featuring a sunny patio area...







8'4 x 4'1

# **GROUND FLOOR**

Entrance hall  $12'2 \times 6'11$ Sitting room  $23'7 \times 11'1$ Kitchen/breakfast room  $19'6 \times 10'5$ Bedroom three/dining room  $19'6 \times 8'9$ 

FIRST FLOOR

En-suite shower room

 Landing

 Bedroom one
 11'11 x 11'6

 Bedroom two
 10'2 x 9'5

 Bathroom
 8'5 x 5'11

# **KEY FACTS**

Beautiful, semi-detached period property

Located on the outer edge of St Peter Port

Fully refurbished in walk-in condition Front and rear garden with sunny patio

On-street parking

# **SERVICES**

Mains services

#### **DRAINAGE**

Mains drainage

#### **HEATING**

Oil central heating

# **APPLIANCES**

Zanussi oven

Hotpoint dishwasher

Integrated fridge and freezer

Zanussi washing machine

# **INCLUSIONS**

To include all carpets and fitted flooring, the curtains (excluding the ones in bedroom one) and blinds as hung, light fittings (excluding the ones in the sitting room, hall and bedroom three) 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.

# £699,000



