

# JARDIN DES ABEILLES

SOLE AGENT



## 3

BEDROOMS

## 2

BATHROOMS

## 1,055

SQ FT

### £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...



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## GROUND FLOOR

Entrance hall	12'2 x 6'11
Sitting room	23'7 x 11'1
Kitchen/breakfast room	19'6 x 10'5
Bedroom three/dining room	19'6 x 8'9
En-suite shower room	8'4 x 4'1

## FIRST FLOOR

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**



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