

BALKULING

SOLE AGENT



4

BEDROOMS

1

BATHROOM

983

SQ FT

POA LOCAL MARKET, ST. PETER PORT

Balkuling is a detached bungalow situated within a quiet lane on the St. Peter Port/St. Martin border, within walking distance of nearby amenities. The naturally light accommodation comprises entrance hall, kitchen, sitting/dining room, family bathroom, cloak room and four double bedrooms. Externally, there is parking for multiple vehicles to the side, as well as a South-facing rear garden. A chance to acquire a property in a peaceful location (N.B. the front part of this property is a 1930's asbestos timber construction).



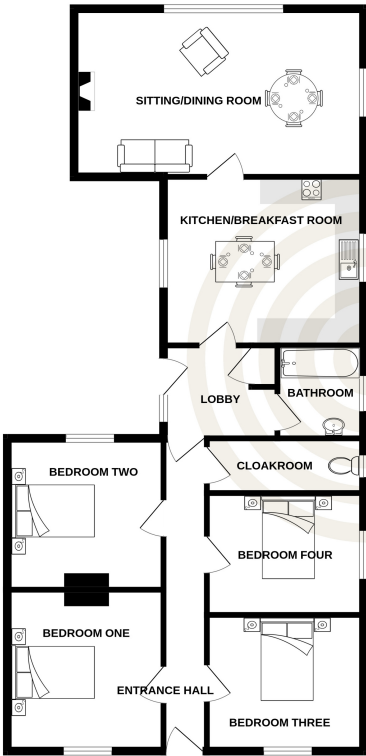
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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GROUND FLOOR

| | |
|------------------------|-------------|
| Entrance hall | 21'5 x 2'9 |
| Bedroom one | 11'0 x 10'9 |
| Bedroom two | 10'9 x 10'9 |
| Bedroom three | 10'8 x 9'3 |
| Bedroom four | 10'8 x 8'4 |
| Cloakroom | 10'8 x 3'9 |
| Lobby | 7'4 x 6'3 |
| Bathroom | 6'4 x 6'0 |
| Kitchen/breakfast room | 13'9 x 11'6 |
| Sitting/dining room | 19'9 x 11'6 |

KEY FACTS

Detached bungalow
Situating within a quiet lane
Located on the boarder of St. Martin/St. Peter Port
Parking for multiple vehicles
South-facing rear garden

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Stoves double oven
Stoves gas hob
Extractor
Bosch fridge/freezer
Bosch washing machine
Zanussi tumble dryer

CONSTRUCTION

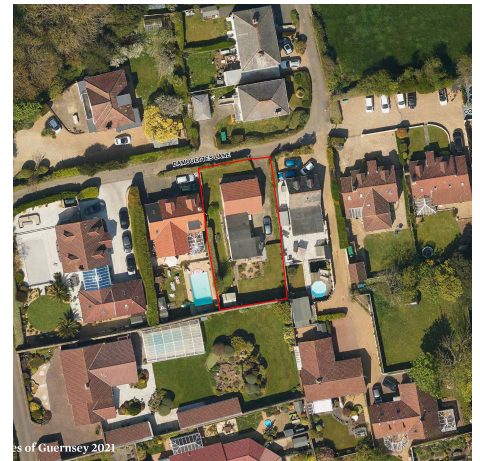
The front part of the property is a 1930's asbestos construction. The rear is a 1970's extension.

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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