

WESTCLIFF

SOLE AGENT



2

BEDROOMS

1

BATHROOM

888

SQ FT

POA LOCAL MARKET, ST. PETER PORT

A semi-detached period property, situated in a convenient location within central St Peter Port, a short walk away into the hustle and bustle of town life. Full of character, the ground floor accommodation comprises entrance hall, sitting room with bay window, dining room, kitchen and rear utility which leads out to a West-facing enclosed garden. The first floor has a spacious bathroom, two double bedrooms and a study/nursery. Externally, there is rented parking next door to the property (which can be transferable to a new owner) and there is good on-street parking in the vicinity. A superb townhouse in a desirable location highly deserving of closer inspection.



LIVINGROOM

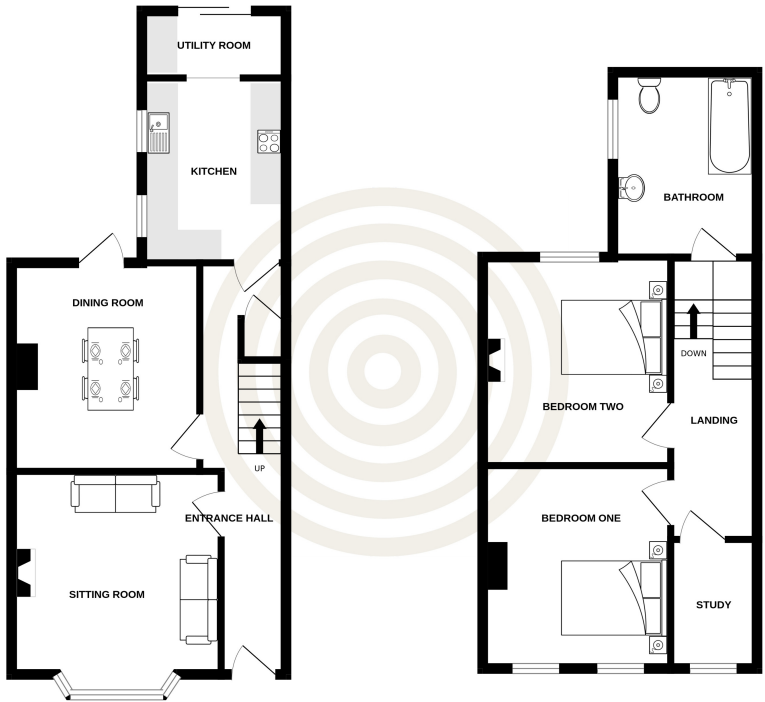
The Channel Island Estate Agent





GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any 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

GROUND FLOOR

Entrance hall	23'4 x 4'9
Sitting room	11'8 x 11'3
Dining room	11'7 x 10'6
Kitchen	10'3 x 7'7
Utility room	8'8 x 3'9

FIRST FLOOR

Landing	15'0 x 4'9
Bathroom	10'1 x 7'7
Bedroom one	11'9 x 11'8
Bedroom two	11'7 x 10'6
Study/nursery	7'2 x 5'0

KEY FACTS

Semi-detached period property
 Located in central St. Peter Port
 Character accommodation
 Enclosed, West-facing garden
 Rented parking adjacent to the property
 (transferrable to the new owner if required)

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Zanussi oven and microwave
 Schott Ceran hob
 Ignis extractor unit
 Integrated fridge and freezer
 AEG washing machine
 Beko 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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