

# THE OLIVE

SOLE AGENT



**2**  
BEDROOMS

**1**  
BATHROOM

**714**  
SQ FT

£410,000 LOCAL MARKET, ST. PETER PORT

The Olive is a delightful semi-detached cottage, ideally situated just minutes away from central St. Peter Port. The accommodation is in good order throughout and comprises a spacious sitting/dining room, kitchen, two comfortable bedrooms and a family bathroom. Externally, there is a private courtyard, which enjoys the morning sun and plenty of on-street parking and rented parking nearby. A lovely first time buy or downsizing option in a prime location.



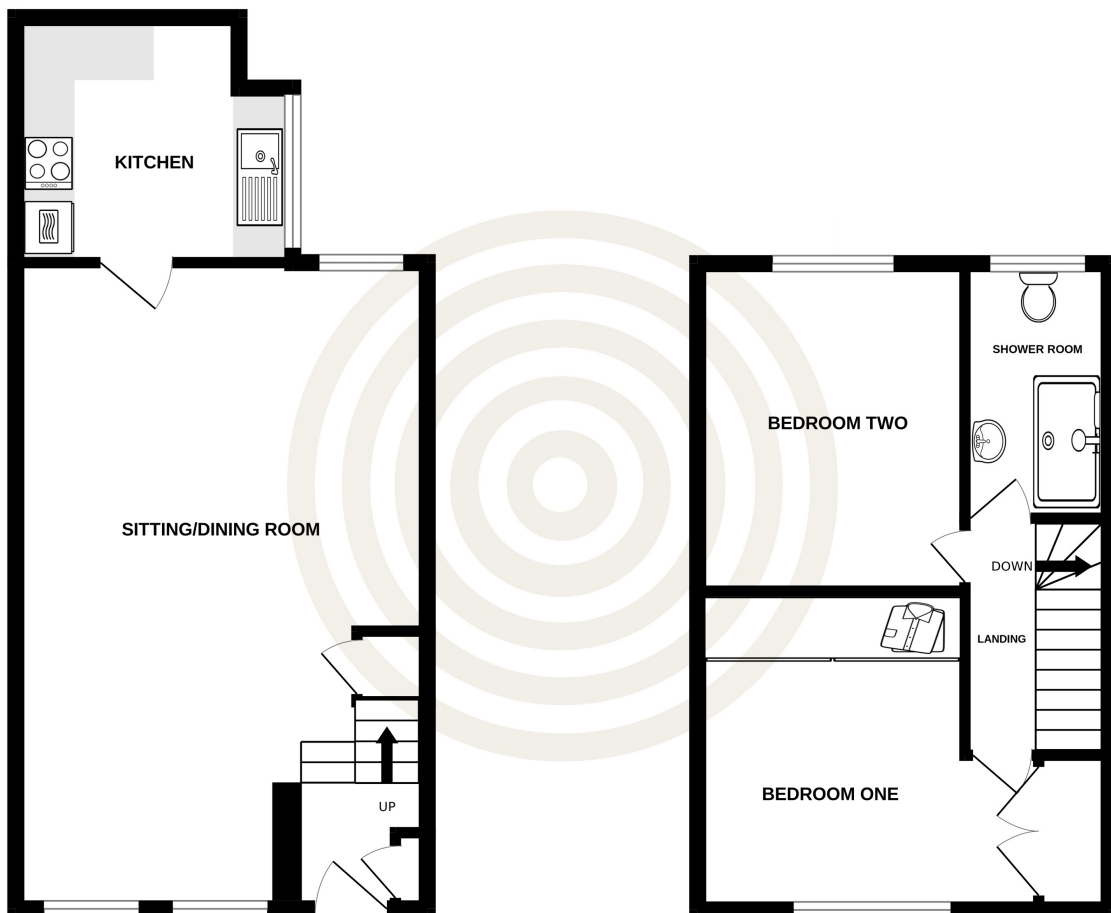
**LIVINGROOM**  
The Channel Island Estate Agent





GROUND FLOOR  
393 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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.  
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**GROUND FLOOR**

Entrance porch	4'5 x 4'8
Sitting/Dining room	22'5 x 14'3
Kitchen	8'6 x 9'7

**FIRST FLOOR**

Landing	8'3 x 5'0
Bedroom one	11'1 x 11'10
Shower room	8'10 x 5'0
Bedroom two	9'3 x 11'4

**KEY FACTS**

Delightful semi-detached cottage  
Light and airy accommodation  
Private courtyard  
Prime central St. Peter Port location

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Electric central heating

**APPLIANCES**

Neff double oven  
Neff fridge  
Neff microwave  
Neff hob  
Neff extractor fan  
Hotpoint washing machine  
Hotpoint 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.

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**£410,000**



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