



Fratton End

3 Elizabeth Place, Les Bas Courtils, St Sampson's GY2 4BH

£450,000

LOCAL MARKET

JOINT AGENT

This property is filled with character and has stunning views to the neighbouring islands.

Though the major works have been done, there are various cosmetic works to be finished, where a purchaser can put their own mark on the property to make it their own. To the rear is an enclosed courtyard and there is on street parking nearby.

School catchment: Vale Primary and St Sampson's High

Key facts

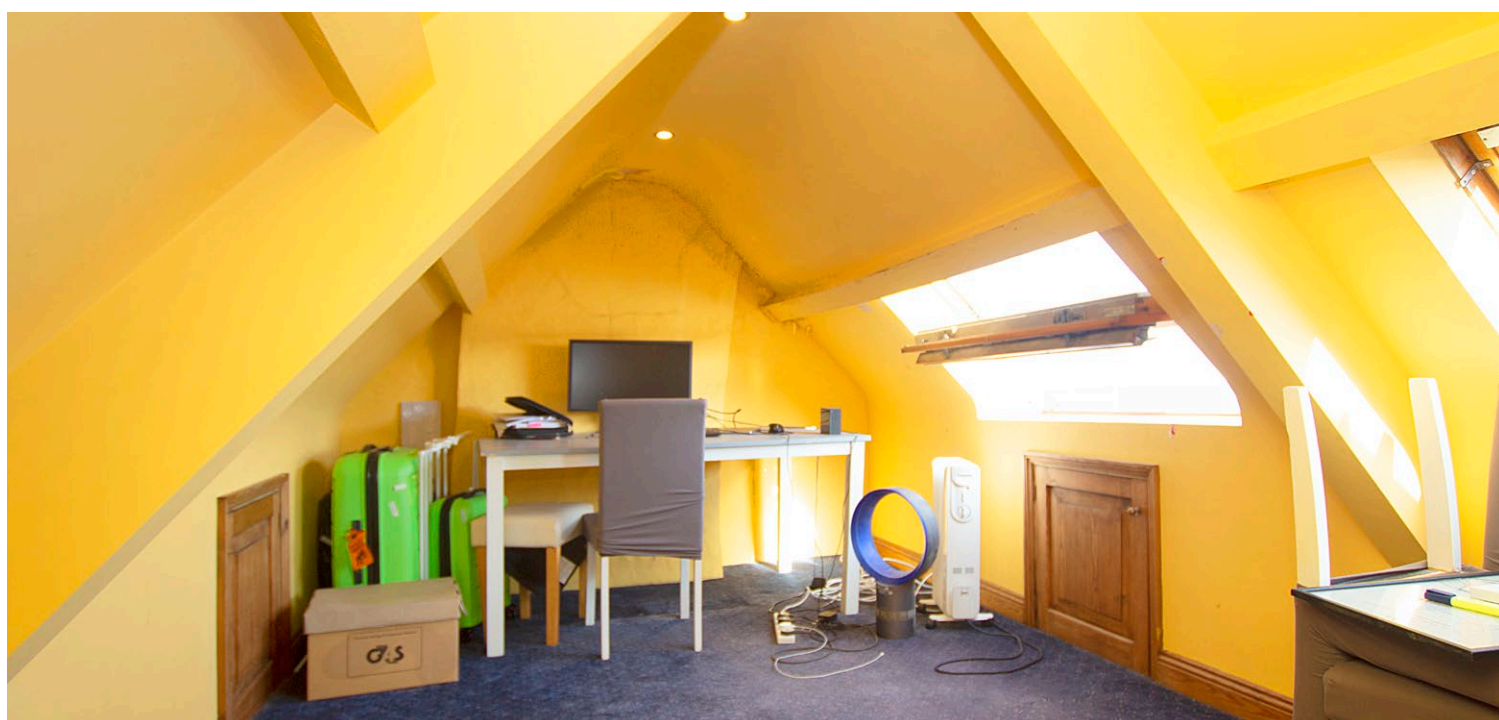


- Sea Views to neighbouring islands
- Convenient location near local amenities
- Potential to extend
- Rear Courtyard Garden
- Great opportunity with much potential

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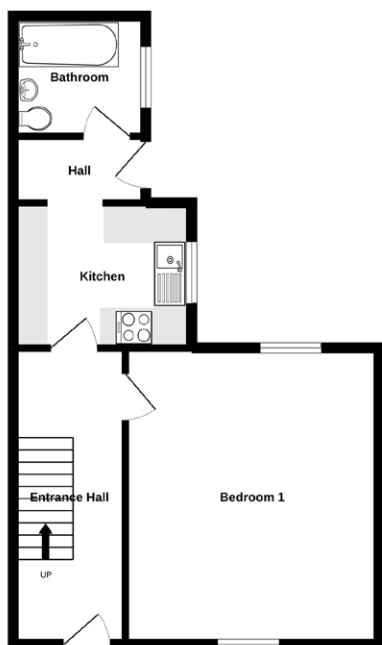


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GUERNSEY'S ESTATE AGENT

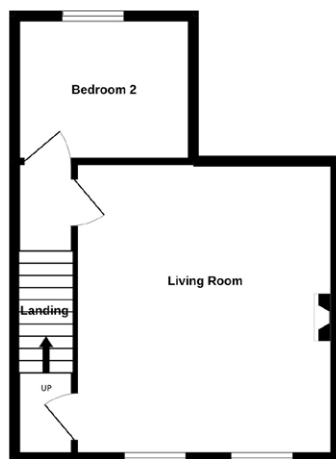


Floorplans

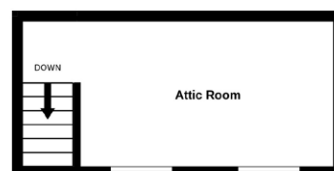
GROUND FLOOR



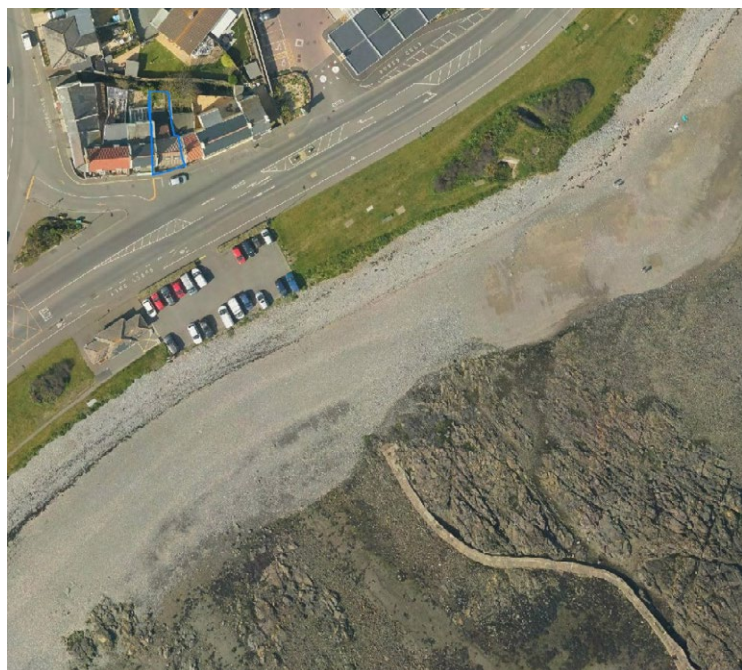
1ST FLOOR



2ND FLOOR



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Entrance hall

16' x 5'7 (4.9m x 1.7)

Living room

13'7 x 14' (4.1m x 4.2m)

Kitchen

9'7 x 7'9 (2.9m x 2.4m)

APPLIANCES

Cooke & Lewis hob and oven, Hoover dishwasher and Beko fridge.

Hall

6'8 x 3'5 (2m x 1m)

Bathroom

6'9 x 6'5 (2.1m x 2m)

First Floor

Landing

5'7 x 2'4 (1.7m x 0.7m)

Bedroom 1

16'6 x 14' (5.04m x 4.27m)

Bedroom 2

9'5 x 8' (2.9m x 2.4m)

SECOND FLOOR

Attic Room

19'4 x 8'5 (5.9m x 2.6m)

EXTERIOR

The property is approached through a gate off the pavement, which has a low wall as a boundary. There is a rear enclosed courtyard garden.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, electric heating, uPVC double glazing.

Finding the property: Going along Les Banques, as you cross the filter on to Les Bas Courtils, the property is on the left-hand side of the road.

Perry's ref: 10 D5

what3words: beaker.steers.drew

TRP: 118

CONTACT OUR LOCAL MARKET TEAM



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