



Serenity

£629,000

3 Clos Collette Nicolle, Green Lanes, St Peter Port. GY1 1TR

LOCAL MARKET

SOLE AGENT

This semi detached home is tucked away on a quiet clos off the Green Lanes in St Peter Port.

Although in need of upgrading throughout, the spacious and bright accommodation comprises three bedrooms (main bedroom en-suite), family bathroom, a large lounge, sun room and kitchen/dining room. With ample parking to the front, a garage and a pleasant west facing garden, Serenity would be a super home for those looking to put their own stamp on a property.

School catchment: Vauvert Primary and Mare de Carteret High

Key facts



- Semi detached family home
- Requires some upgrading and modernising
- Ample parking and a garage
- West facing garden
- Central and convenient location

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GUERNSEY'S ESTATE AGENT

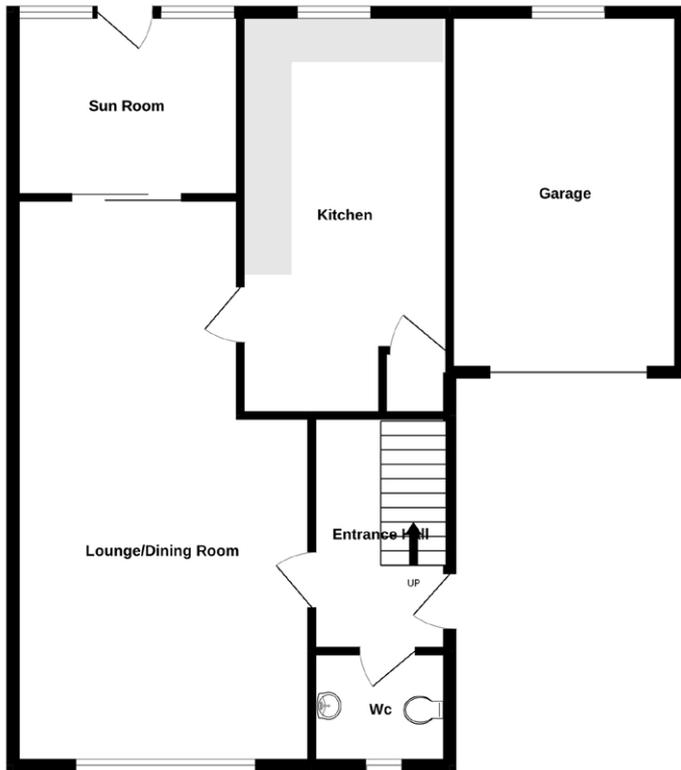




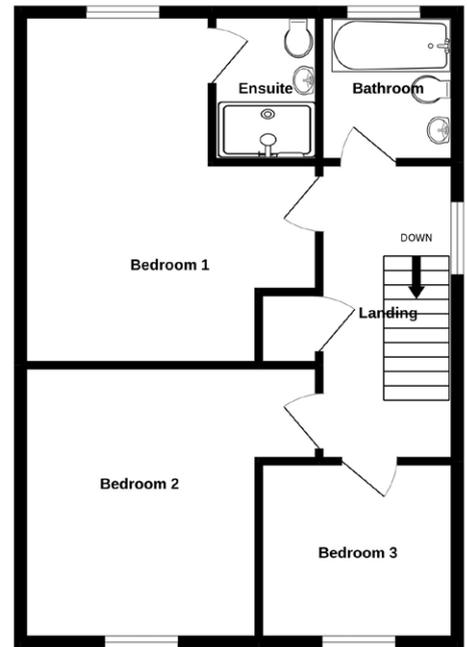


Floorplans

GROUND FLOOR



1ST FLOOR



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Entrance hall

12'8 x 6'4 (3.9m x 1.9m)

Lounge/Dining room

25'9 x 13'4 (7.8m x 4.1m)

Sun room

9'9 x 8'4 (3m x 2.6m)

Kitchen

18'2 x 8'9 (5.5m x 2.7m)

APPLIANCES

Creda hob, extractor fan, Hotpoint fridge/freezer and Zanussi oven.

Garage

16'4 x 10'2 (5m x 3.1m)

Separate WC

6'4 x 3' (1.9m x 0.9m)

FIRST FLOOR

Landing

9'8 x 6'6 (3m x 2m)

Bedroom 1

13'3 x 9'4 min (4.1m x 2.9m)

Ensuite shower room

Bedroom 2

12'7 x 10'9 (3.9m x 3.3m)

Bedroom 3

9'4 x 8'4 (2.9m x 2.6m)

Bathroom

7'7 x 6' (2.3m x 1.8m)

EXTERIOR

To the front of the property is a tarmac driveway where there is parking for two in tandem in front of the garage which houses the boiler. There is a further grassed and gravelled area which could be utilised for more parking if required. A walk way down the side of the garage leads you to the rear garden which is laid to lawn and patio and also houses the oil tank to one side.

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

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

Finding the property: Traveling along the Green Lanes (following the one-way) turn left into Clos Collette Nicolle and Serenity is the third house on the right.

Perry's ref: 2 B4

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