



# Mirabelle

£545,000

8 Glebe Clos, La Neuve Rue, St Peter Port GY1 1SE

LOCAL MARKET

This three bedroom semi-detached property is situated on a quiet clos just a short drive from town.

The property would benefit from some modernisation and upgrading and allows for the home owner to put their own stamp on the property, with three generous double bedrooms, a fully fitted kitchen and spacious living accommodation. There is a low maintenance garden to the rear and an integral garage with three allocated parking spaces to the front.

School catchment: Amherst Primary and Les Varendes

## Key facts



- 3 bedroom family home
- Situated on a quiet clos
- Close to town and amenities
- Garage, parking and gardens
- Potential to put your own stamp on a property

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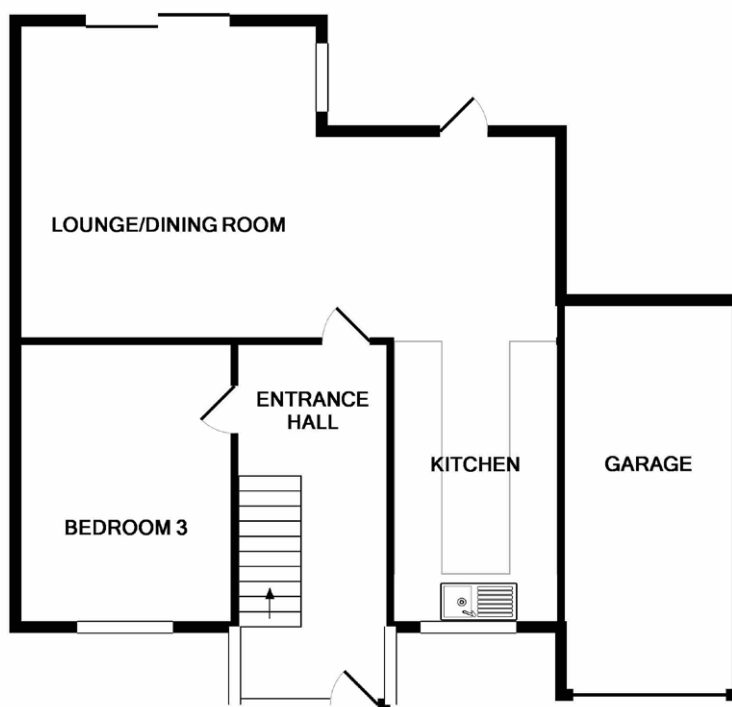
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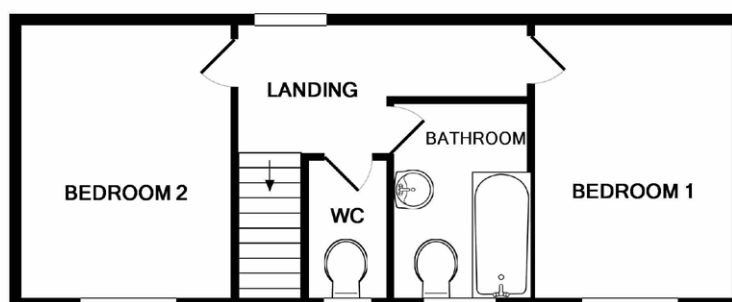




## Floorplan



GROUND FLOOR



1ST FLOOR

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## Entrance hall

17' x 6'6 (5.2m x 2m)

## Lounge/Dining room

22'4 x 13' (6.8m x 4m)

## Kitchen area

9'8 x 6'10 (3m x 2.1m)

### APPLIANCES

- Range Master electric double oven and gas hob with stainless steel extractor fan

## Bedroom 3

11'8 x 8'9 (3.6m x 2.7m)

## FIRST FLOOR

## Landing

## Bedroom 1

12'4 x 10' (3.8m x 3.1m)

## Bedroom 2

9'10 x 8'9 (3m x 3m)

## Bathroom

8'6 x 5'9 (2.6m x 1.8m)

## Separate WC

5'3 x 3'2 (1.6m x 1m)

## EXTERIOR

The property is approached off the clos road over a tarmac drive with parking for one car in front of the garage and a further space to the other side of the property, a path leads to the front door flanked to either side by a gravelled fore garden.



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## Garage

15'3 x 7'3 (4.6m x 2.2m)

There is access down one side of the property through a timber gate to the fully enclosed rear garden housing a timber garden shed.

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

**Services:** Mains electricity and water, mains drainage, gas central heating, uPVC double glazing.

**Finding the property:** Travelling along Les Ozoutes Road, turn left after the Performing Arts Centre, follow the road up to the yellow line, along the one way, Glebe Clos is situated on the left hand side. Once in the clos, take the first left and Mirabelle is the second house on your left.

**Perry's ref:** 16 D2

**what3words:** carpenter.selling.fairest

**TRP:** 130

## CONTACT OUR LOCAL MARKET TEAM



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