



La Petite Maison

£389,000

Villa des Camelias, La Couture, St Peter Port, GY1 2DZ

LOCAL MARKET

JOINT AGENT

This terraced home, which was converted in 2003, would be a superb first time buy or investment opportunity.

Tucked away, La Petite Maison offers accommodation over three floors comprising an open plan kitchen living room, two bedrooms and a bathroom. To the front of the property is a low maintenance gravelled courtyard area complete with wooden shed and an allocated parking space is included in the offering.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Terraced home converted in 2003
- Two bedrooms
- Allocated parking for 1
- Central location
- Patio garden
- Great starter home or investment

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GUERNSEY'S ESTATE AGENT

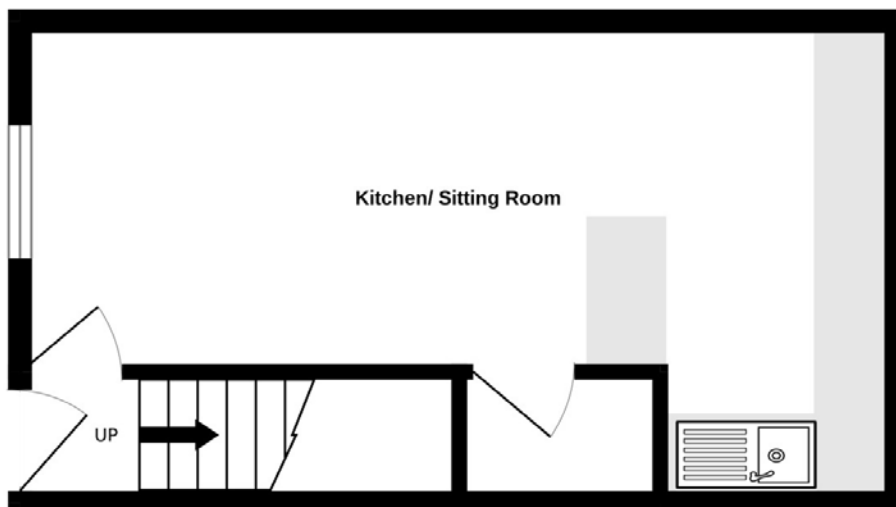




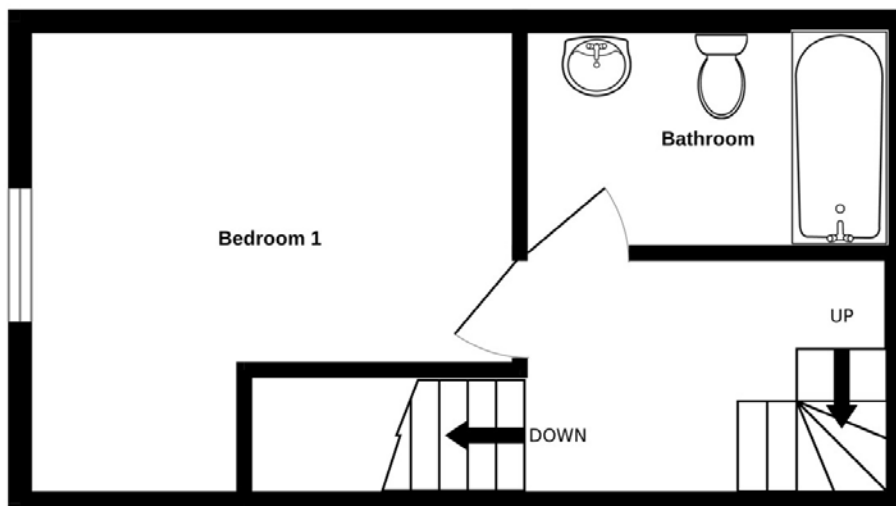


Floorplan

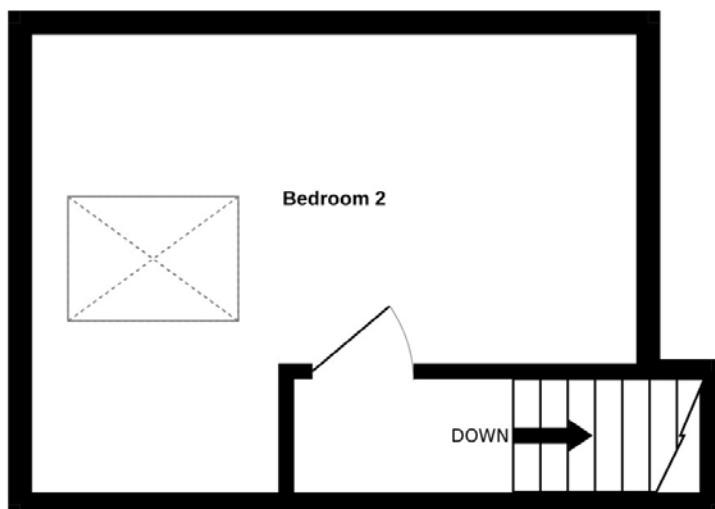
GROUND FLOOR

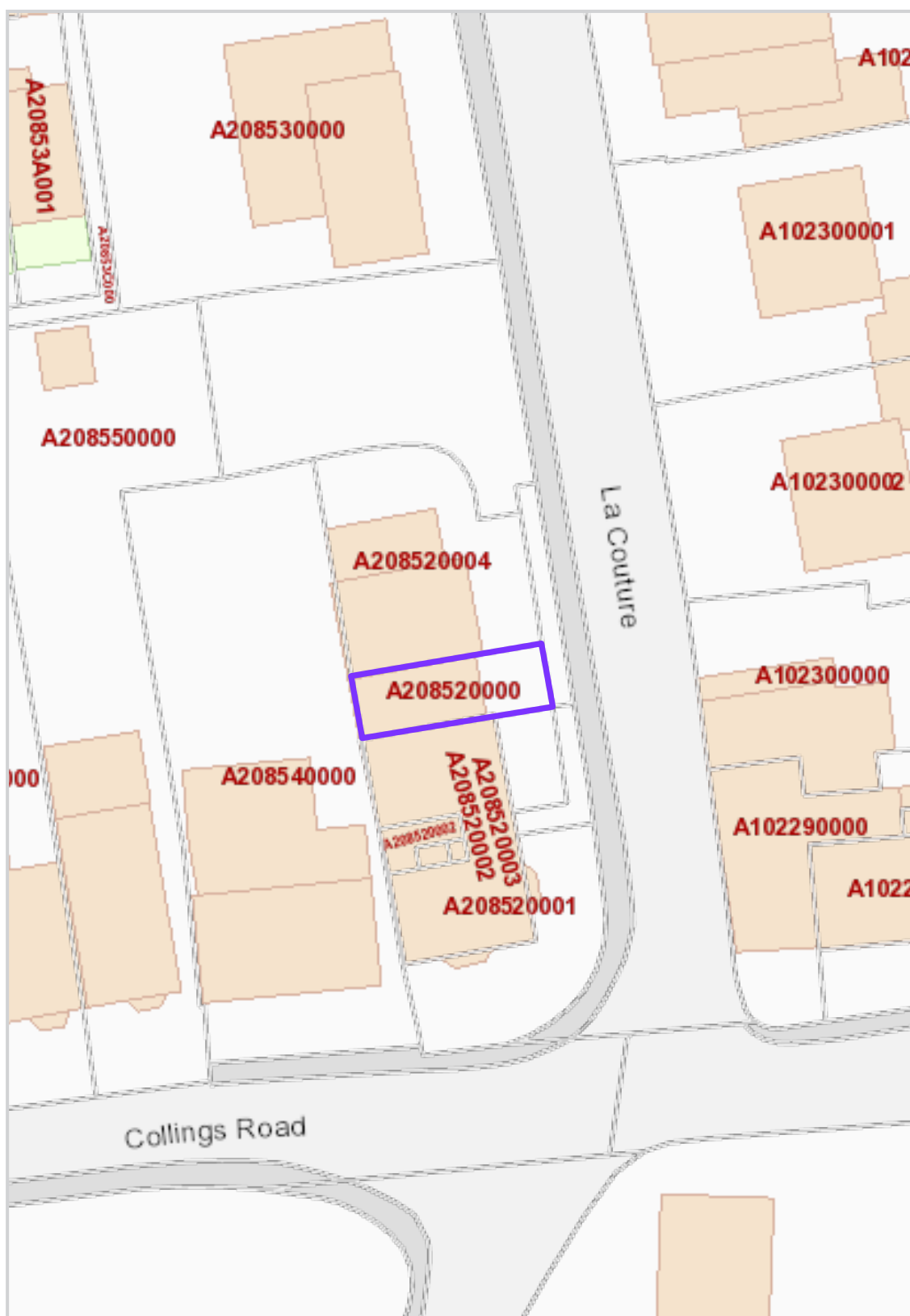


FIRST FLOOR



SECOND FLOOR





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Ground Floor

Entrance hall

5'3 x 2'11 (1.6m x 0.9m)

Open plan kitchen / sitting room

21'11 x 11'11 max (6.7m x 3.7m)

APPLIANCES:

- Hotpoint tumble dryer
- Hotpoint washing machine
- Hotpoint fridge
- Neff freezer
- Hotpoint dishwasher
- Neff extractor
- Bosch hob
- Hotpoint oven

First Floor

Bedroom 1

12'7 x 12'6 (3.9m x 3.8m)

Bathroom

8'9 x 5'5 (2.7m x 1.7m)

Second Floor

Bedroom 2

12'5 x 10'7 max (3.8m x 3.3m)

EXTERIOR

The property is accessed off the pavement onto a paved pedestrian walkway which is shared between the two properties. To the front of the property is a courtyard area laid to gravel and complete with wooden shed and low height flower borders. Continuing along the paved walkway, steps down lead to the parking area where there is one allocated parking space associated with the La Petite Maison.

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

Services: Mains electricity and water, mains drainage, electric central heating (converted from gas 4 years ago, mains gas has been disconnected), timber frame double glazing.

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