



L'Abri

Gibauderie, St Peter Port, GY1 1XJ

£475,000

LOCAL MARKET

SOLE AGENT

This well-presented mid-terrace property is ideally located just a short stroll from the town centre, offering easy access to a wide range of local amenities.

Tastefully renovated in recent years by the current owners, the home is ready to move into and would make a fantastic first-time buyer's property.

The accommodation features a spacious open-plan kitchen, lounge, and dining area perfect for modern living, along with a separate utility room and bathroom. Upstairs, there are two generous double bedrooms.

Externally, the property boasts a lovely, enclosed south-east facing garden, ideal for enjoying the sunshine, complete with a useful shed for storage. Good on-street parking and rented parking available in the surrounding area.

School catchment: Vauvert Primary and Les Varendes High

Key facts



- Well-presented terraced home
- 2 generous bedrooms
- Rear garden
- Good on-street parking nearby
- Super starter home or investment

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GUERNSEY'S ESTATE AGENT



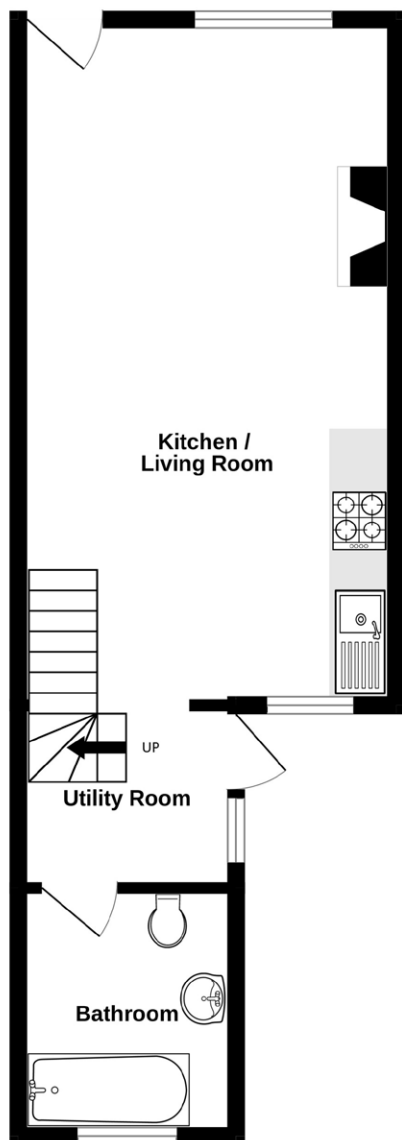




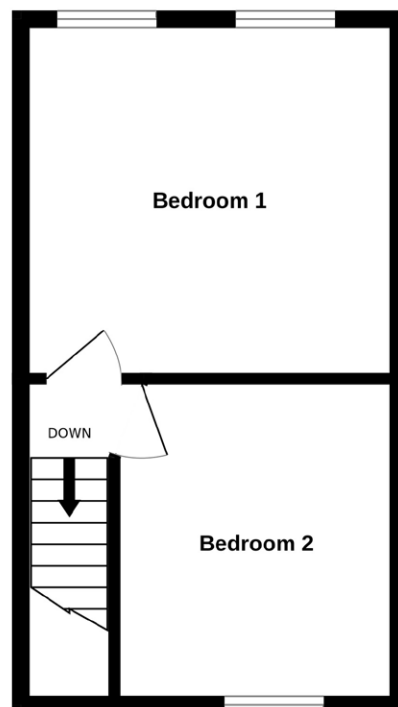


Floorplan

GROUND FLOOR



1ST FLOOR



EXTERIOR

The property is approached off the road; two steps lead up to a gravelled fore garden. The south-east facing garden is laid to patio with a garden gate giving rear access onto a path leading onto Rosaire avenue.

Price to include: Fitted carpets, curtains, light fittings

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

- Zanussi oven
- Zanussi four ring hob
- Cook & Lewis extractor

Utility

Perry's ref: 2 E5

7'2 x 6'3 (2.2m x 1.9m)

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APPLIANCES

TRP: 75

- Hotpoint slimline dishwasher
- Hotpoint washing machine

Bathroom

8'4 x 6'2 narrowing to 5'2 (2.6m x 1.9m x 1.6m)

FIRST FLOOR

Loft

(Potential for conversion to provide additional bedroom accommodation, subject to the necessary planning permissions)

Bedroom 1

12'9 x 11'9 (3.9m x 3.6m)

Bedroom 2

11'5 x 10' (3.5m x 3.1m)



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