



La Niche

Rue A L'Or, St Peter Port, GY1 1QG

£645,000

LOCAL MARKET

SOLE AGENT

This charming cottage has been extended over time and provides a super home for those looking to be positioned in a convenient location close to amenities.

The ground floor comprises of a bright and airy lounge, bedroom, bathroom and open plan kitchen/ diner with patio doors opening out to the garden. The first floor offers two bedrooms, one of which boasts ample storage.

Externally, there is one parking space in front of the garage and to the rear, an enclosed garden complete with garden shed. There is a further area tucked away which houses a block built store which could be utilised as a home office space.

Key facts



- Charming cottage
- 3 bedrooms
- Parking space plus garage
- Enclosed garden complete with garden store
- Convenient location

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GUERNSEY'S ESTATE AGENT









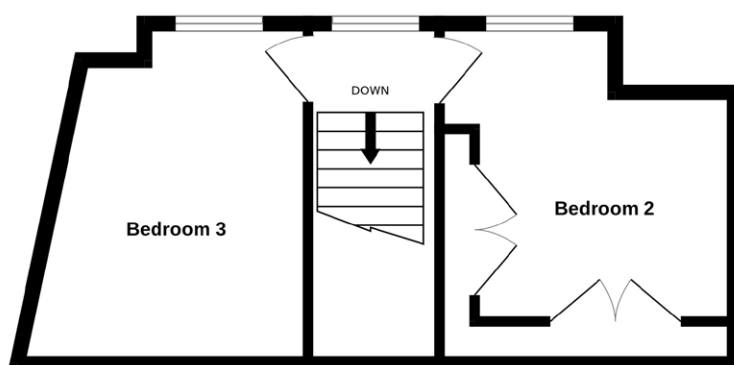


Floorplan

GROUND FLOOR



FIRST FLOOR



Made with Metropix ©2025

GROUND FLOOR

Lounge

Bedroom 1

13' x 11'2 max (4m x 3.4m max)

Kitchen/ diner

24'9 x 10' (7.7m x 3.1m)

APPLIANCES

- Bosch fridge freezer
- Hotpoint oven and hob
- Blanco extractor fan

Inner hallway

4'8 x 4'2 (1.4m x 1.3m)

Bathroom

6' x 5'3 (1.8m x 1.6m)

Garage

13'4 x 10'2 (4.1m x 3.1m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

FIRST FLOOR

Bedroom 2

12'1 x 10'8 (3.7m x 3.3m)

Bedroom 3

12'5 max x 12'3 (3.8m max x 3.7m)

EXTERNAL

The property is accessed off the Rue A L'Or and provides a parking space in front of the garage. There is a low maintenance gravelled area in front of the property. To the rear is an enclosed garden with patio area directly off the kitchen/ diner. There is a wooden shed which houses the boiler. There is a further enclosed garden area which houses the oil tank and a small block built unit which could be utilised as storage or a home office space.

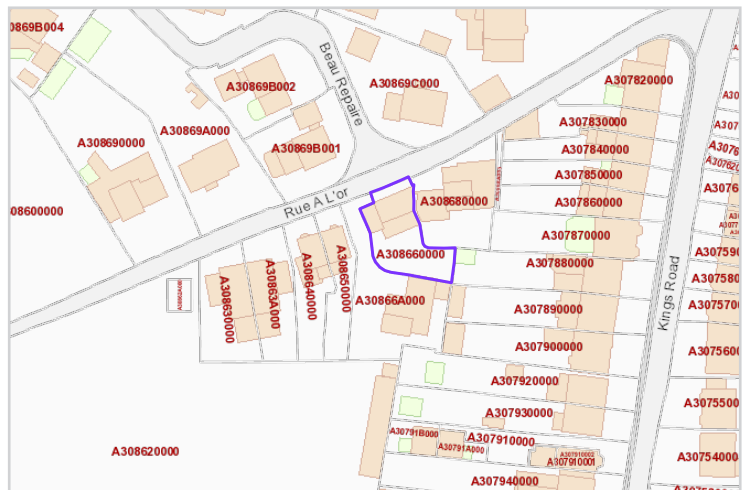
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, oil fired central heating with electric radiators on the first floor, part uPVC double glazing part aluminium double glazing.

Perry's ref: 4 C9

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