



# 1 Pres du Ruisseau

La Couture, St Peter Port GY1 2EJ

£595,000

LOCAL MARKET

SOLE AGENT

Constructed in the early 90's this cavity-built house is situated on a quiet clos in a convenient location on the outskirts of St Peter Port.

On the ground floor there is a kitchen, utility room and spacious lounge/diner with doors opening onto the low maintenance west facing garden. On the first floor there are two double bedrooms, family bathroom and useful study/nursery. The property has been well maintained by the current owner but would benefit from some cosmetic upgrading providing the perfect opportunity for someone to put their own stamp on a well built and modern home.

School catchment: Amherst Primary & Les Varendes

## Key facts



- Cavity built clos house
- Two double bedrooms and study
- Bright living areas
- Low maintenance west facing garden
- Convenient location

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GUERNSEY'S ESTATE AGENT

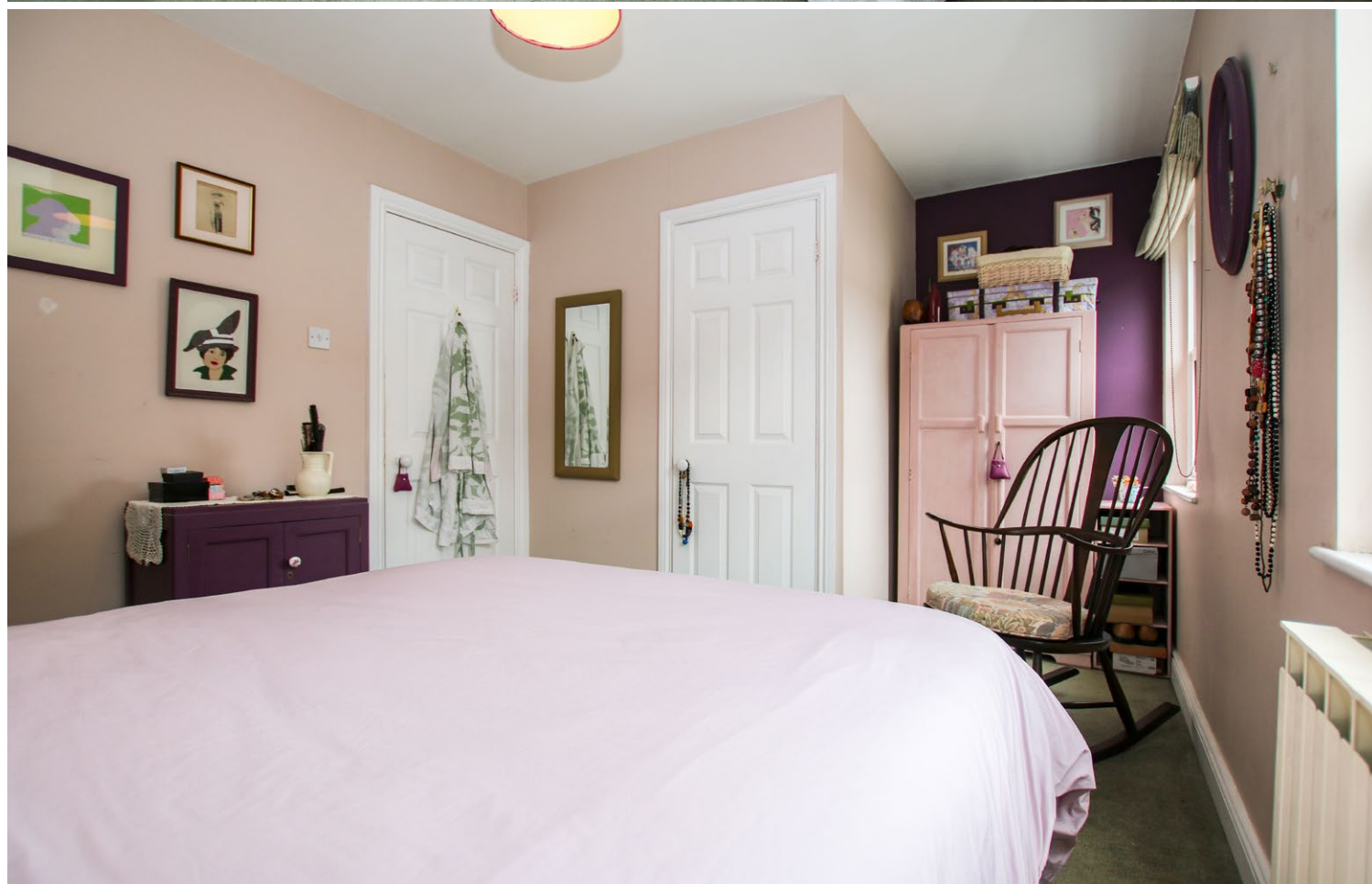
















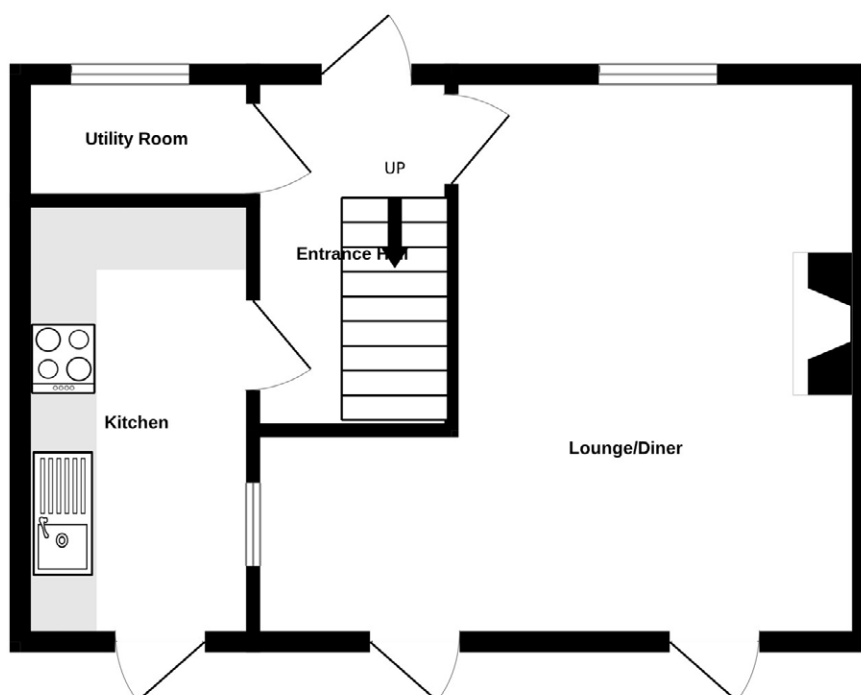




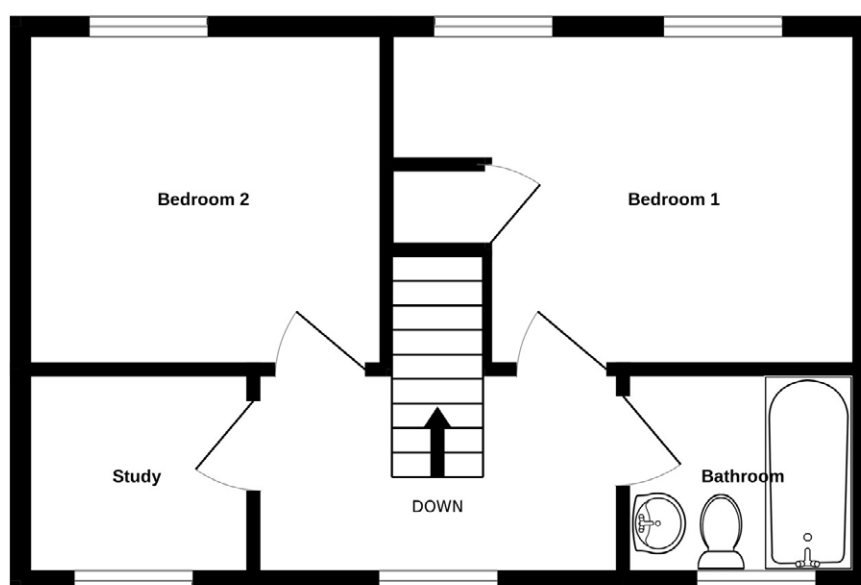


## Floorplan

### GROUND FLOOR



### 1ST FLOOR



## Entrance Hall

9'10 x 5'6 (3m x 1.7m)

## Kitchen

12'3 x 7'5 (3.7m x 2.3m)

### APPLIANCES

- Hotpoint oven
- Zanussi electric hob
- Cooke & Lewis extractor
- Hotpoint fridge/freezer
- Hotpoint dishwasher

## Utility

6'6 x 3'6 (2m x 1m)

### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

## Lounge/diner

16' (narrowing to 6') x 16'11  
(narrowing to 11') (4.9m/1.8m x 5.2m/3.4m)

## FIRST FLOOR

## Bedroom 1

15'4 (narrowing to 11'2) x 9'8  
(narrowing to 3'10) (4.7m/3.4m x 2.9m/1.2m)

## Bedroom 2

10'3 x 9'8 (3.1m x 2.9m)

## Study/Nursery

6'8 x 6'4 (2m x 1.9m)

## Bathroom

7'7 x 6'2 (2.3m x 1.9m)

## EXTERIOR

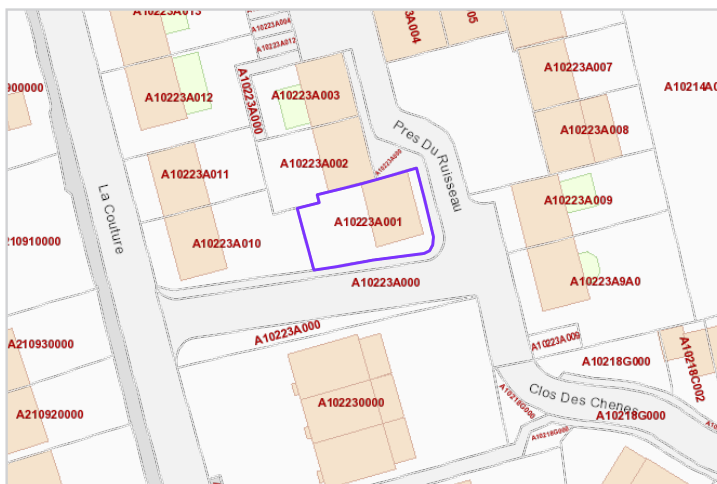
The property is approach off the clos road on to the paved drive which provides parking for up to 1/2 cars. A metal gate leads to the low maintenance west facing garden which is partly laid to patio and partly gravelled with mature shrubs and hedging. To one side is a pergola providing a lovely alfresco entertaining space, there are doors leading directly to the kitchen and living space.

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

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

**what3words:** grouchy.ooze.victorious

**TRP:** 94



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## CONTACT OUR LOCAL MARKET TEAM



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