



4 Mansell Court

Mansell Street, St Peter Port, GY1 1HR

£255,000

CASH BUYERS ONLY

LOCAL MARKET

SOLE AGENT

Situated in the traditional cobbled streets of the Old Quarter in St Peter Port and a short stroll to the commercial and retail centre.

4 Mansell Court has plans approved to convert the existing building into a residential property creating five bedrooms, 2 bathrooms, a kitchen/ dining room and lounge. An integral garage has already been created, creating a useful parking space.

Key facts

- Approved plans in place for;
- A five bedroom dwelling
- Garage has been created
- Popular town location
- Cash buyers only
- Further details on request

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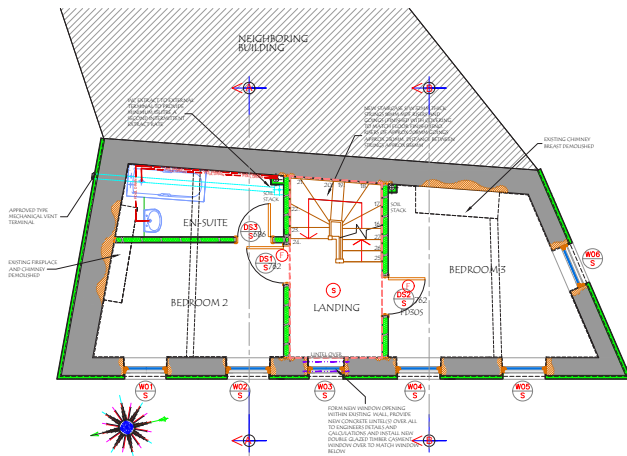
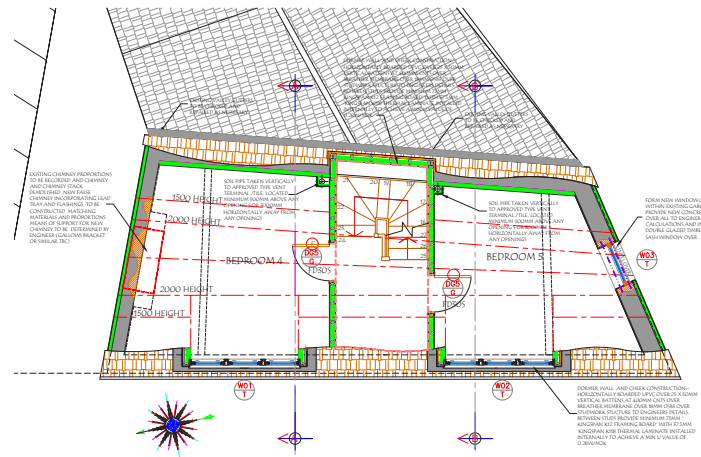


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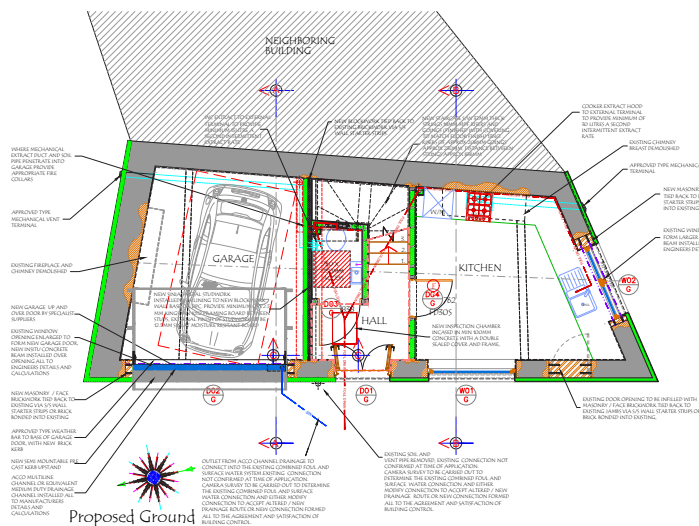
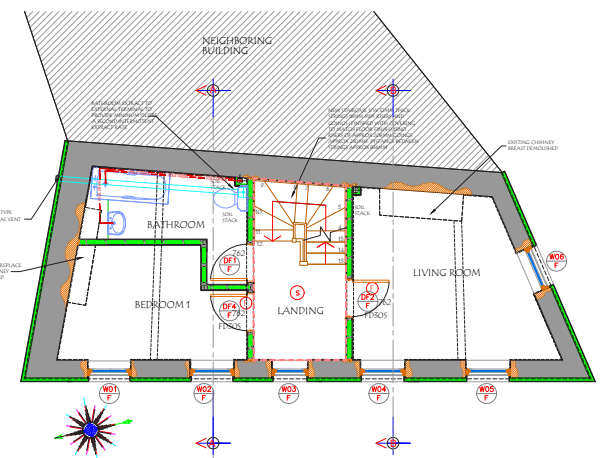
GUERNSEY'S ESTATE AGENT

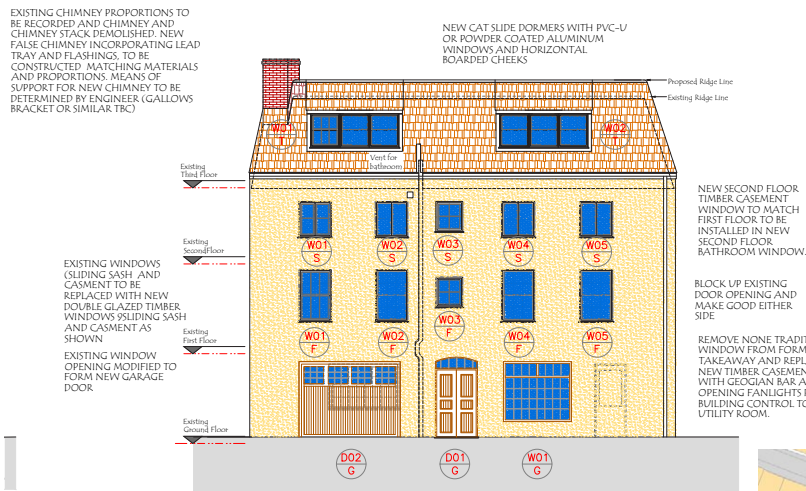


Floorplan

Proposed Second Floor
Plan Scale 1:50Proposed Third
Floor Plan Scale 1:50

<p>THESE DRAWINGS ARE TO BE READ STRICTLY IN CONJUNCTION WITH STRUCTURAL ENGINEERS' DRAWINGS AND DETAILS. NO STRUCTURAL WORKS ARE TO BE CARRIED OUT WITHOUT CONSULTATION WITH THE STRUCTURAL ENGINEER.</p> <p>EXISTING WALLS, DOORS AND WINDOWS SHOWN (SHOWN) TO BE FENESTRATED ALLOW TO MAKE GOOD WHERE NECESSARY.</p>	<p>FIRE:-</p> <p>(SD) SMOKE DETECTOR</p> <p>(HD) HEAT DETECTOR</p> <p>VENTILATION:-</p> <p>(MEV) MECHANICAL EXTRACT FAN</p> <p>(CHE) COOKER HOB EXTRACT UNIT</p>	<p>LINE KEY:-</p> <p>FOUNDATION</p> <p>DEMOLITIONS</p> <p>STRUCTURE ABOVE</p> <p>WINDOW/CLAZING ABOVE</p> <p>GAS</p> <p>WATER</p> <p>PHONE</p> <p>ELECTRIC</p> <p>PROTECTED ESCAPE ROUTE</p>	<p>DRAINAGE KEY:-</p> <p>FOUL WATER DRAINAGE</p> <p>SURFACE WATER DRAINAGE</p> <p>R/W/P & GULLY</p> <p>SOIL AND VENT PIPE (S&VP)</p> <p>FOUL WATER INTERCEPTOR</p> <p>FOUL WATER MANHOLE</p> <p>SURFACE WATER MANHOLE</p>	<p>VENTILATION AND SERVICES KEY/SYMBOLS:-</p> <p>SERVICES:-</p> <p>GAS METER BOX</p> <p>ELECTRIC METER BOX</p> <p>ELECTRIC DISTRIBUTION BOARD</p> <p>BOILER</p> <p>NOTES</p> <p>POSITION OF BOILER AND CONTROLS TO BE AGREED</p>
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Proposed Ground
Floor Plan Scale 1:50Proposed First
Floor Plan Scale 1:50



Proposed West
Elevation 1:100

GROUND FLOOR

32'8 x 11'7 (10m x 3.6m)

FIRST FLOOR

32'8 x 11'4 (10m x 3.5m)

SECOND FLOOR

32'8 x 11'4 (10m x 3.5m)

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

Services: Mains electricity and water, main drainage.

Finding the property: From Trinity Square heading towards Victoria Road take the first right into Mansell Street, 4 Mansell Court makes the corner on the right-hand side.

Perry's ref: 5 J9

what3words: clinked.prance.singers

TRP: 166



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