



# 58, Mount Durand

St Peter Port, GY1 1DX

## £525,000

LOCAL MARKET

Situated in a desirable elevated position within St Peter Port, this semi-detached traditional property is suitable only for cash buyers seeking a project with exciting potential.

The accommodation offers up to three bedrooms, a kitchen, living room and shower room, all set within generous gardens which provides scope for further extension and alteration subject to any relevant permissions. There is on street parking in the immediate area and potential for parking to be created at the property itself.

Please note, the property is being sold as seen.

### Key facts



- Cash buyers only
- Full renovation project
- Potential to create parking
- Offering up to 3 bedrooms
- Elevated St Peter Port location
- Private terraced Gardens

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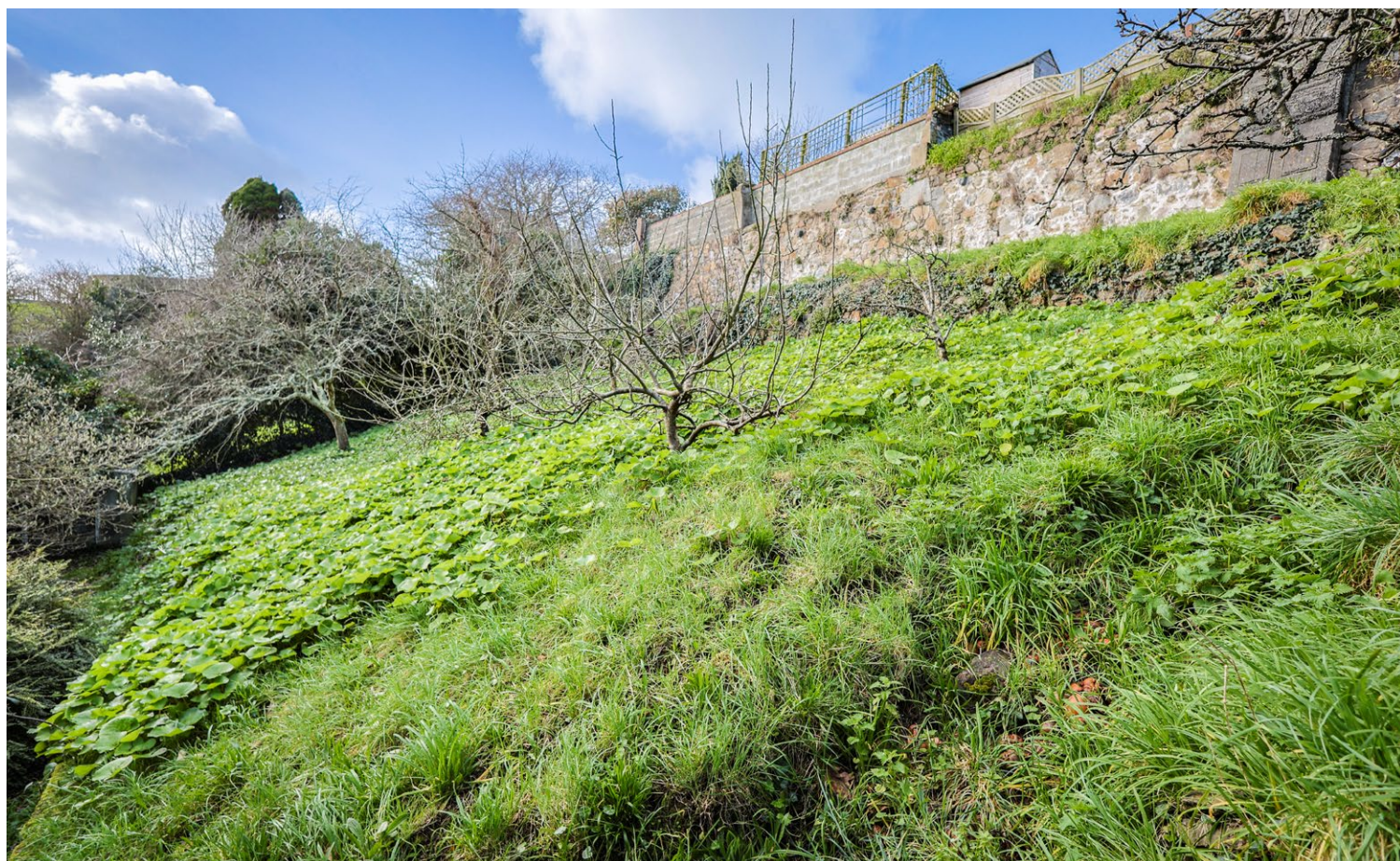








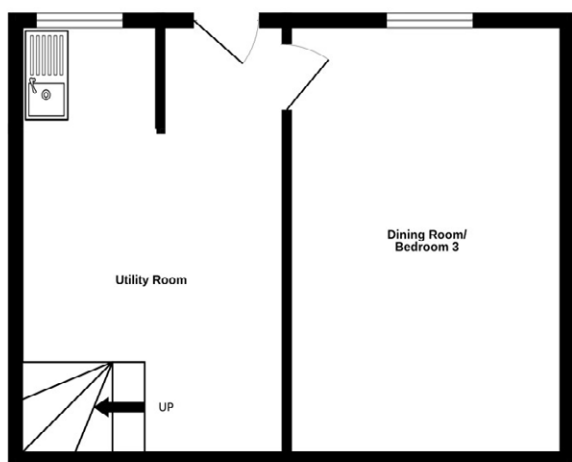




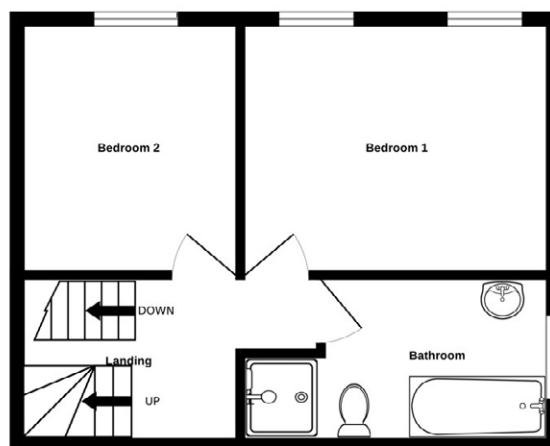


## Floorplan

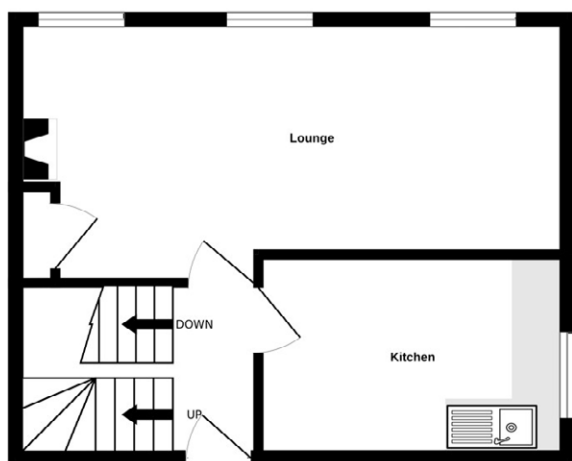
LOWER GROUND FLOOR



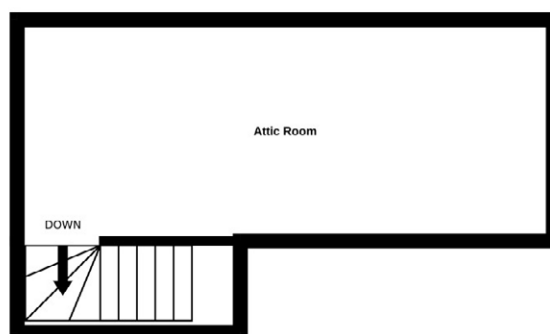
1ST FLOOR



UPPER GROUND FLOOR



2ND FLOOR



## LOWER GROUND FLOOR

## Utility

17'6 x 10'6 (5.3m x 3.2m)

## Dining room / bedroom 3

15'5 x 10'4 (4.7m x 3.2m)

## Upper Ground Floor

## Entrance hall

6'2 x 3'8 (1.9m x 1.1m)

## Kitchen

10'1 x 7'9 (3.1m x 2.4m)

## Lounge

22' x 10'11 max (6.7m x 3.4m)

## First Floor

## Landing

6'5 x 6'2 (2m x 1.9m)

## Bedroom 1

13'3 x 10' (4.1m x 3.1m)

## Bedroom 2

10'10 x 8'9 (3.3m x 2.7m)

## Bathroom

9'11 x 6'11 (3m x 2.1m)

Fitted with a macerator.

## SECOND FLOOR

## Attic room

21' x 8'10 (6.4m x 2.7m)

## EXTERIOR

The property is approached from the main road over a driveway of unknown ownership. At the end of the driveway there are granite steps leading to the front door and the garden. The garden can also be accessed from the lower ground floor and is terraced with mature shrubs and trees.

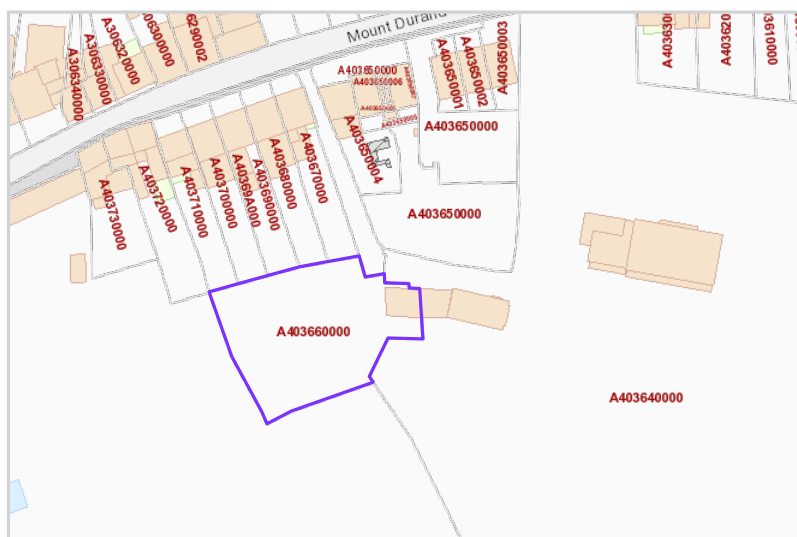
**Price to include:** Sold as seen.

**Services:** Mains electricity and water, soak away drainage, there is a mains gas connection to the property but it is not connected at this time, uPVC double glazing.

**Perry's ref:** 4 F10

**what3words:** bodyguards.voids.fast

**TRP:** 145



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## CONTACT OUR LOCAL MARKET TEAM



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These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.