



Silver Springs

£395,000

Route de la Croix au Bailiff, St Andrew's, GY6 8RY

LOCAL MARKET

SOLE AGENT

Located in a convenient St Andrew's setting, this property offers an excellent opportunity for buyers looking to undertake a renovation project.

Set over two floors, the home features a light and airy lounge and dining area, along with a sunroom and kitchen on the ground floor. Upstairs, there are two double bedrooms, a study, and a newly fitted bathroom.

To the rear, the property benefits from a generous lawned garden, ideal for landscaping or creating an outdoor entertaining space. At the front, there is a paved driveway providing parking for one vehicle.

Please note, this property is available to cash buyers only.

School catchment: St Martin's Primary School / Les Beaucamps High

Key facts



- Cash buyers only
- Renovation opportunity
- Convenient St Andrew's location
- Light spacious living
- Large lawned garden
- Parking for one

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GUERNSEY'S ESTATE AGENT





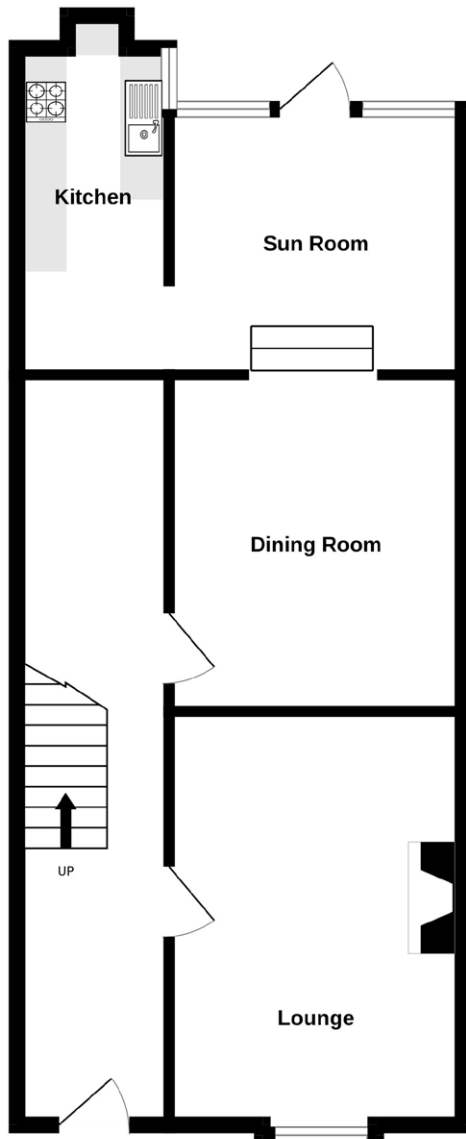




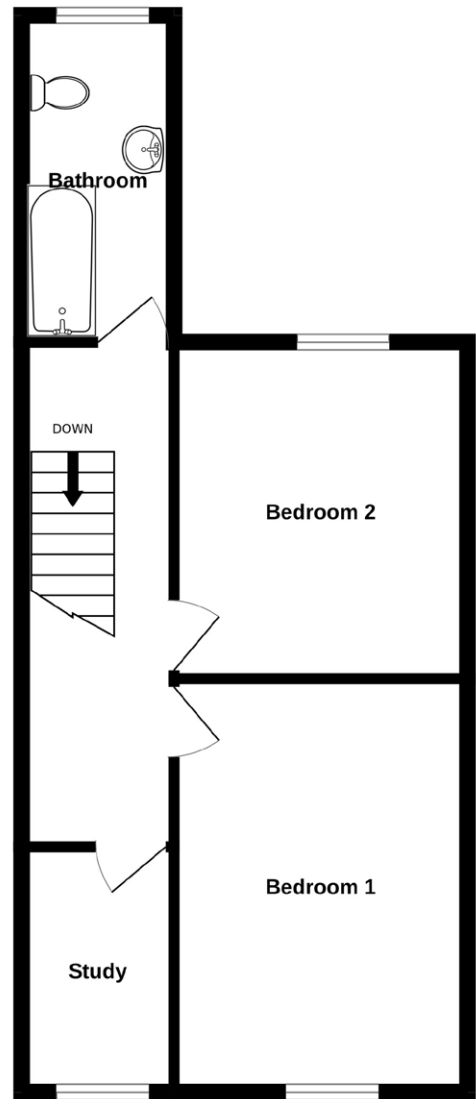


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Entrance hall

25'7 x 5'4 (7.8m x 1.6m)

Lounge

15'3 x 11'7 (4.6m x 3.6m)

Dining room

12'2 x 10'10 (3.7m x 3.3m)

Sun room

10'2 x 9'5 (3.1m x 2.9m)

Kitchen

10'11 x 6'6 (3.4m x 2m)

APPLIANCES

- AGA
- Electric oven & hob
- LG washing machine

FIRST FLOOR

Landing

Bedroom 1

15'5 x 11'8 (4.7m x 3.6m)

Bedroom 2

12'6 x 11'6 (3.8m x 3.5m)

Bathroom

11'3 x 6'2 (3.4m x 1.9m)

EXTERIOR

The property is approached directly from the road onto a brick paved driveway providing parking for one car. To the rear, there is a lawned garden featuring mature shrubs and established fruit trees.

Workshop

14'4 x 6'5 (4.4m x 2m)

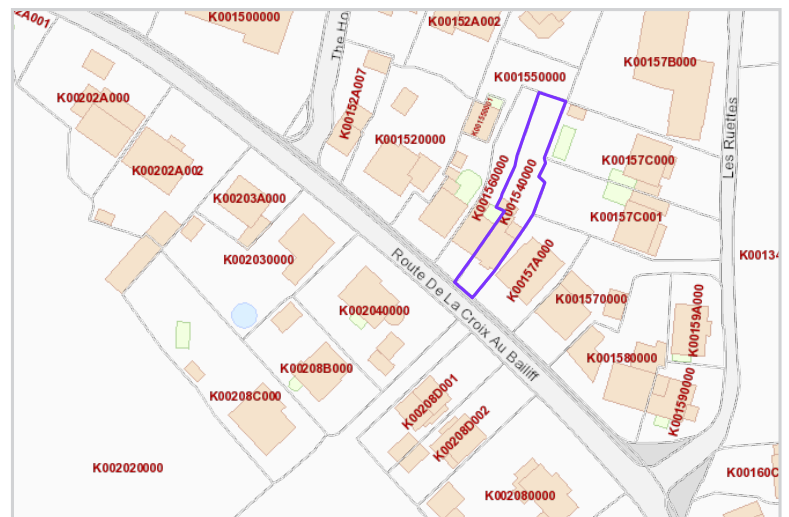
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric heating, UPVC double glazing, single block construction.

Perry's ref: 24 A1

what3words: icepick.diverged.portrayal

TRP: 148



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