



Petite Fleur

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

£765,000

LOCAL MARKET

SOLE AGENT

Located in a convenient and central position, 'Petite Fleur' offers great potential for those looking to place their own stamp on a property by ways of modernisation and upgrading.

The current accommodation comprises three bedrooms, bathroom, separate WC, utility, an open plan kitchen/dining space plus separate lounge and conservatory. There is ample parking at the front of the property and to the rear, an enclosed southwest facing lawned garden complete with a stable and tack room.

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

Key facts



- Spacious family home
- Offers great potential
- Enclosed garden with stables
- Ample parking
- Quiet yet central area

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GUERNSEY'S ESTATE AGENT





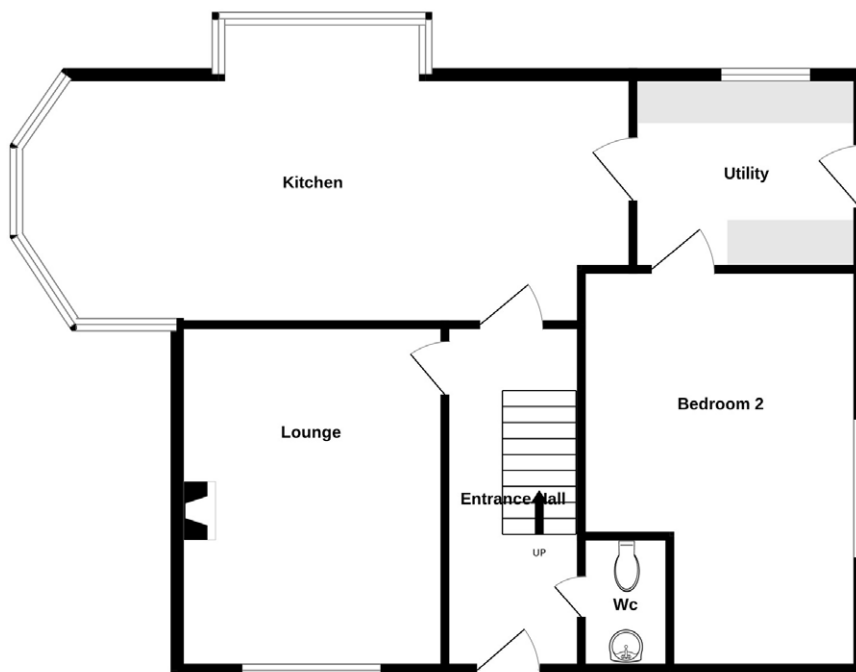




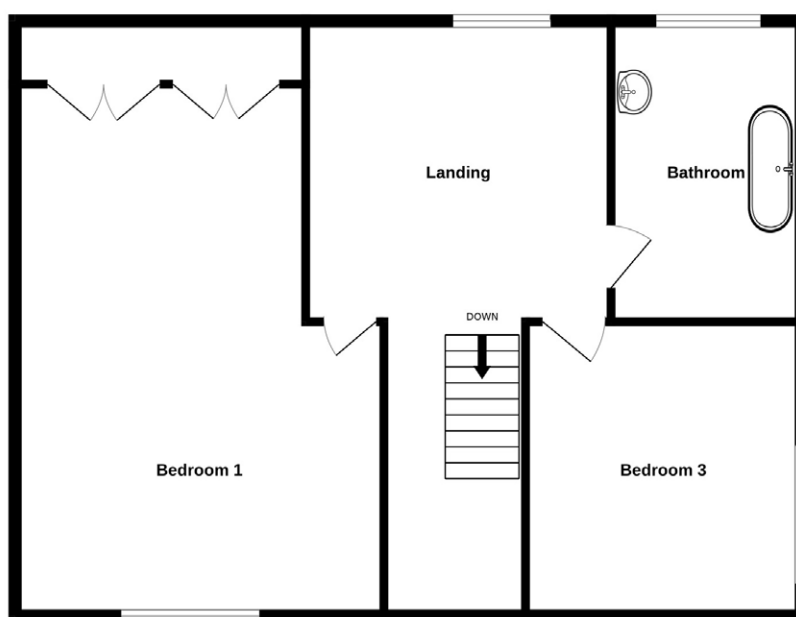


Floorplan

GROUND FLOOR



1ST FLOOR



Entrance hall

13'8 x 5'8 (4.2m x 1.7m)

WC

Lounge

15'3 x 11'8 (4.6m x 3.6m)

Kitchen/Dining room

30'9 x 12'9 (9'1m x 3.9m)

APPLIANCES

- AEG double oven
- Zanusi four ring hob
- Zanusi extractor fan
- Samsung fridge/freezer

Utility

9'9 x 6'9 (3m x 2m) Fitted units complete with sink.

APPLIANCES

- Samsung washing machine
- Hotpoint tumble dryer
- Hotpoint dishwasher

Bedroom 2

14'9 x 11'2 x 8'1 (4.5m x 3.4m x 2.5m)

FIRST FLOOR

Bedroom 1

15'4 x 14'8 x 12'7 x 11'8 (4.7m x 4.5m x 3.9m x 3.6m)

Bedroom 3

11'4 x 9'6 (3.5m x 2.9m)

Bathroom

6'6 x 5'5 (2m x 1.7m)

EXTERIOR

The property is approached off the lane onto the driveway where there is ample parking with wooden shed to one side and to the other a pedestrian wooden gate giving access to the rear garden which is predominantly laid to lawn, enclosed by wooden fencing with a stable and tack room.

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

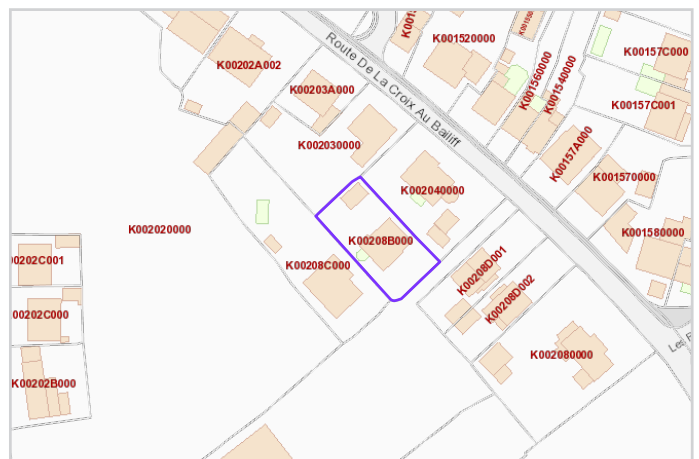
Services: Mains electricity and water, main drainage, electric heating, uPVC double glazing.

Finding the property: Travelling from the Bailiffs Cross road traffic lights as though heading towards Les Bourgs hospice, approx. 200m down the road take a driveway on the left hand side after the slight left hand bend.

Perry's ref: 24 B2

what3words: location.prohibit.bluffing

TRP: 150



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