



Azure

La Couture, St Peter Port, GY1 2DZ

£935,000

OPEN MARKET

SOLE AGENT

This semi detached property, built in 2003 and utilised as an investment by the current owners, is currently registered as a Part D open market but could, with the relevant approval be re-registered on Part A to be enjoyed as a family home.

The accommodation is spaced out over three floors and comprises a kitchen/diner, living room, study and WC on the ground floor with two bedrooms and main bathroom on the first floor with main bedroom and en-suite on the second. There are two allocated parking spaces and a low maintenance courtyard style garden.

Key facts



- Semi detached home built in 2003
- Currently registered on Part D
- Designated parking for 2 vehicles
- Low maintenance courtyard garden
- Three bedrooms

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GUERNSEY'S ESTATE AGENT



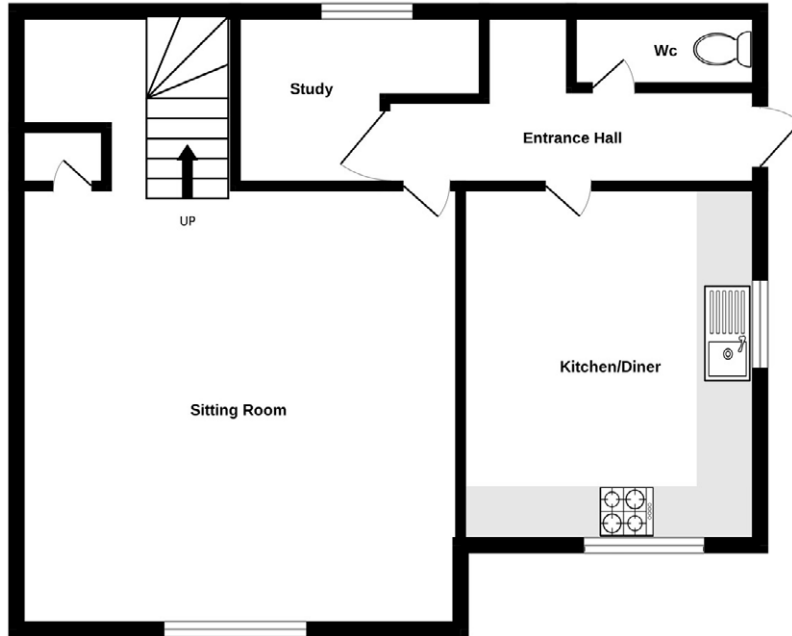




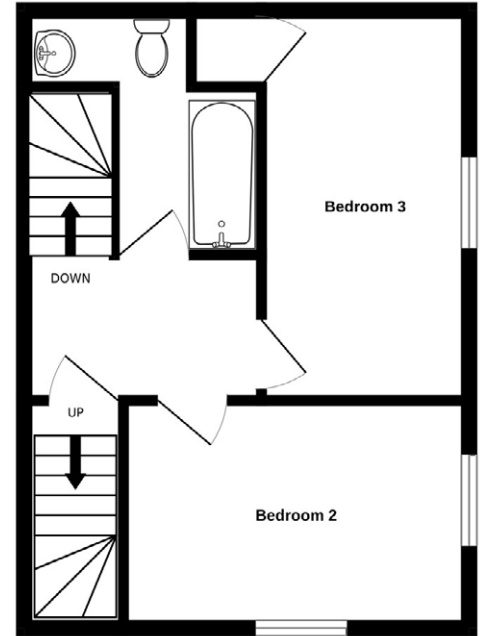


Floorplan

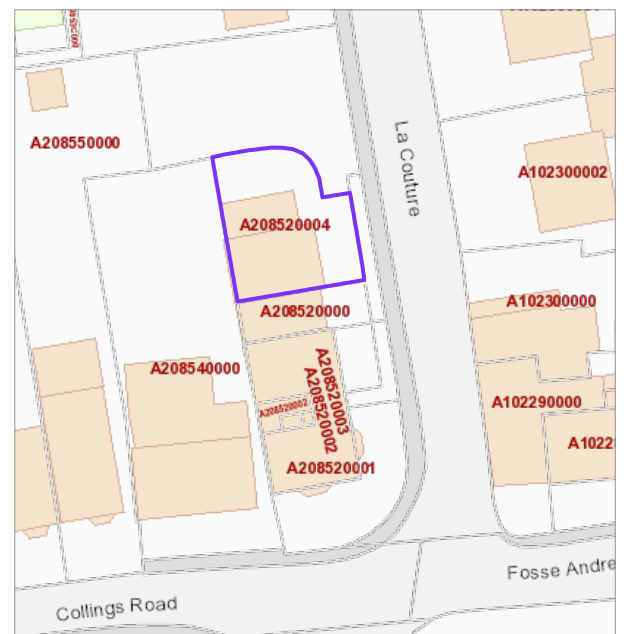
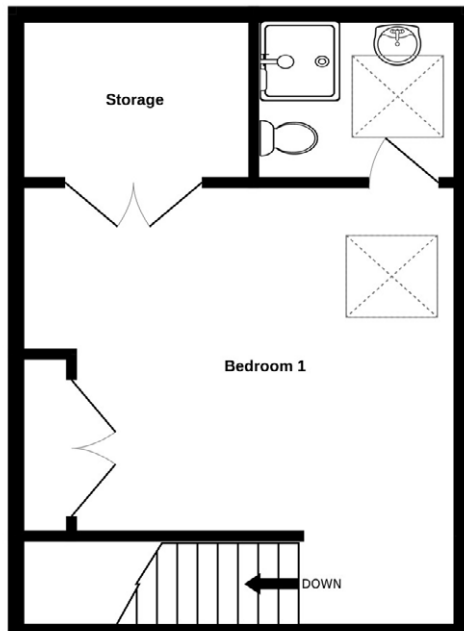
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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GROUND HALL

Entrance hall

15' x 3'7 (4.6m x 1.1m)

WC

Kitchen/diner

13' x 10'1 (4m x 3.1m)

APPLIANCES:

- Zanussi oven
- Hotpoint four ring gas hob
- Neff extractor fan
- LEC fridge freezer
- Hotpoint fridge freezer
- Smeg dishwasher.

Living room

16'1 x 15'11 (4.9m x 4.8m)

Study

9'6 max x 7'1 max (2.9m x 2.1m)

FIRST FLOOR

Landing

Bedroom 2

16'1 x 9' (4.9m x 2.7m)

Bedroom 3

14' x 7'5 (4.3m x 2.3m)

Bathroom

SECOND FLOOR

Bedroom 1

11'5 x 11'2 (3.5m x 3.4m)

En-suite

6'6 x 6'1 (2m x 1.9m)

EXTERIOR

The property is approached off the road onto a tarmac driveway where there is parking for 2 vehicles. A gate leads to the low maintenance garden.

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

Services: Mains electricity and water, mains drainage, gas central heating (top floor bedroom has no radiators in place). Part uPVC double glazing, part timber glazing.

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