



L'Escapade

Les Petites Fontaines, St Peter Port, GY1 1HX

£430,000

LOCAL MARKET

SOLE AGENT

This charming cottage is situated just a short distance from the amenities of St Peter Port.

The accommodation is laid out over three floors and comprises 2 bedrooms, a bathroom and an open plan kitchen lounge diner.

With on street and rented parking options in the immediate area, this would be a super starter home or investment opportunity.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



- Charming cottage
- 2 bedrooms
- Open plan kitchen/living
- Well presented throughout
- On street parking in vicinity

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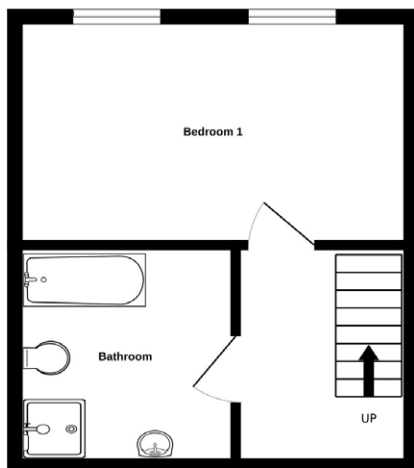
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GUERNSEY'S ESTATE AGENT



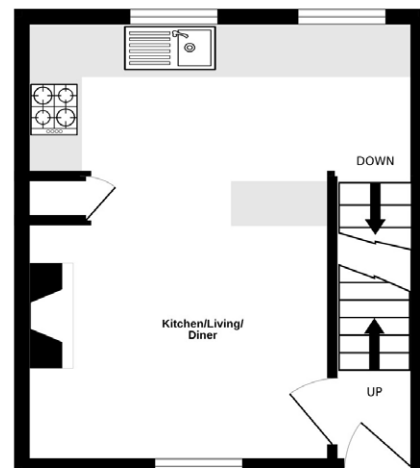


Floorplan

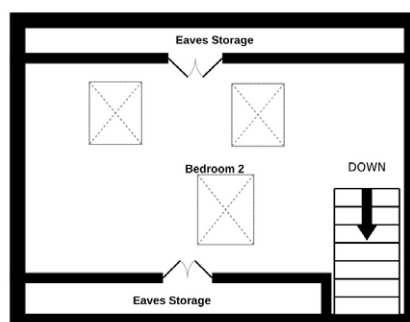
BASEMENT



GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Entrance hall

4'4 x 3'2 (1.3m x 1m)

Open plan Kitchen/lounge/diner

17'10 x 15'7 (5.4m x 4.7m)

APPLIANCES

- Belling oven
- Extractor fan
- Midea fridge freezer
- Hotpoint dishwasher

LOWER GROUND FLOOR

Hallway

8'6 x 6'6 (2.6m x 2m)

Bathroom

8'4 x 8' (2.6m x 2.5m)

APPLIANCES

- AEG washing machine
- Zanussi tumble dryer

Bedroom 1

15' x 8'6 (4.6m x 2.6m)

FIRST FLOOR

15'9 x 12'5 (4.8m x 3.8m)

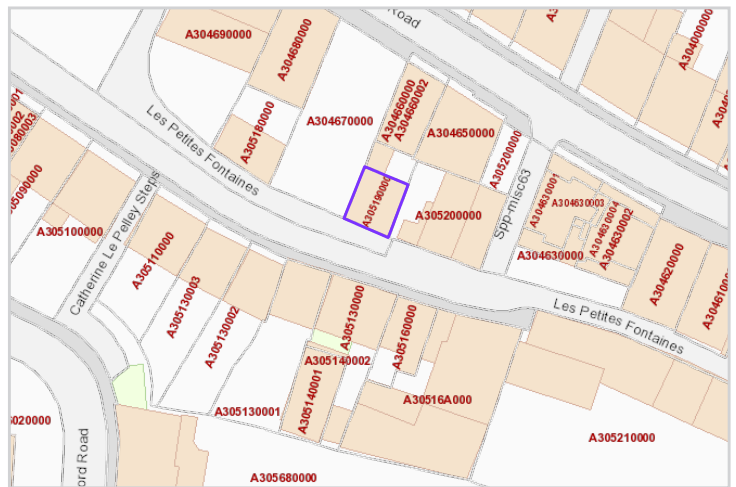
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, gas central heating, uPVC double glazing – velux windows replaced a few years ago.

Perry's ref: 4 G8

what3words: accumulates.clays.telephoned

TRP: 99



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CONTACT OUR LOCAL MARKET TEAM



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