

2, The Palms

£650,000

La Couture, St. Peter Port GY1 2DZ

LOCAL MARKET

This smart executive home, built in 2022, is conveniently positioned close to the amenities of Admiral Park and Town.

This well proportioned property comprises three bedrooms, main bedroom with en-suite, family bathroom and guest WC.

There is a bright and airy open plan kitchen living room with doors opening out on to the enclosed garden plus two allocated parking spaces.

School catchment: Amherst Primary School / Les Varendes High School

Key facts

3 2 1

- Built in 2022
- Forming part of small clos
- Three bedrooms
- Two allocated parking spaces
- Convenient location
- Enclosed rear garden

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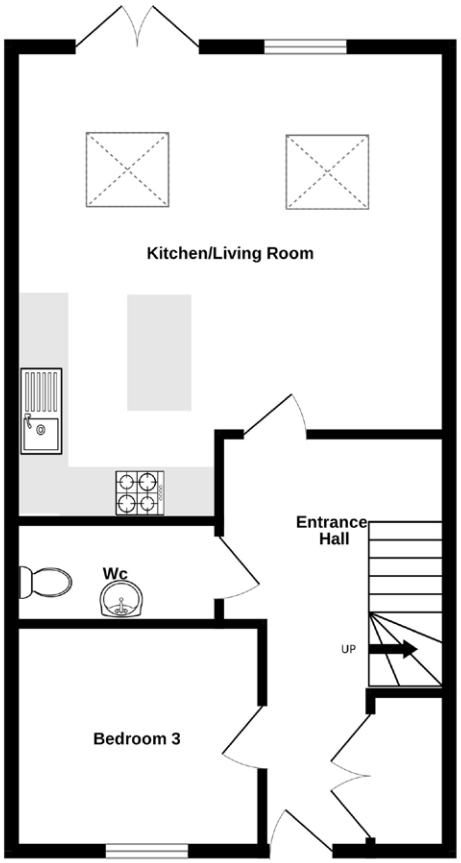




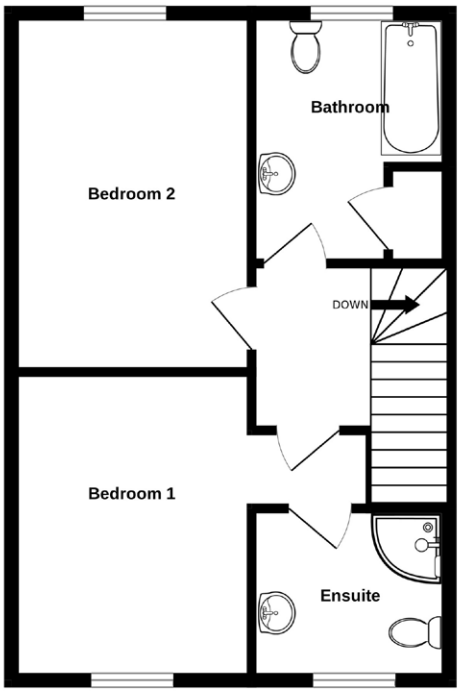


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

16'5 x 4'5 (5m x 1.4m)

Bedroom 3

9'10 x 9'5 (3m x 2.9m)

WC

7'6 x 4' (2.3m x 1.2m)

Kitchen/living room

18' x 17'3 max (5.5m x 5.2m)

APPLIANCES

- Neff microwave
- Neff grill
- Neff oven
- Neff fridge freezer
- Neff dishwasher
- Neff washer/dryer

FIRST FLOOR

Landing

5'7 x 3'5 (1.7m x 1m)

Bedroom 1

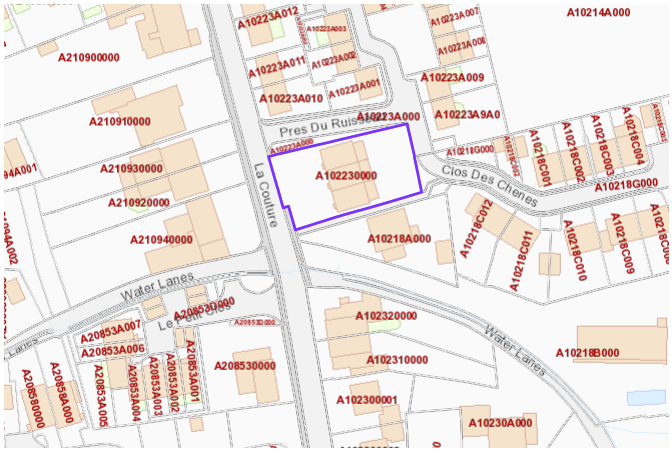
12'3 x 9'8 (3.7m x 3m)

En-suite

7'4 x 6'1 (2.2m x 1.9m)

Bedroom 2

13'4 x 9'8 (4.1m x 3m)



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Bathroom

9'1 x 7' (2.8m x 2.1m)

EXTERIOR

The property is approached off the road onto a brick paved driveway where there are two allocated parking spacious in tandem. There is an enclosed rear garden which is laid to lawn and bounded by hedging and fencing, complete with garden shed.

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

Services: Mains electricity and water, mains drainage, electric under floor heating to ground floor, bathroom and en-suite, electric radiators in bedrooms, uPVC double glazing.

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