

Honeypot Cottage

£295,000

Amherst, St Peter Port, GY1 2DH

LOCAL MARKET SOLE AGENT

This charming home is positioned on a quiet private road in a central St Peter Port location.

The accommodation comprises a kitchen, living room with wood burning stove, utility and shower room which was upgraded in the last few years plus two bedrooms.

Externally there is a low maintenance courtyard garden. There are on street parking options available in the immediate area alongside rented parking at Beau Sejour which is just a short walk away.

With the opportunity to modernise further to personal taste, this would be a super home for those looking to get onto the property ladder.

School catchment: Amherst Primary School / Les Varendes High School

Key facts

2 1 1

- 2 bedroom home
- Convenient St Peter Port location
- Low maintenance courtyard garden
- Rented and on street parking nearby
- Opportunity to modernise
- Good starter home

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A DOG'S TAIL NEVER LIES







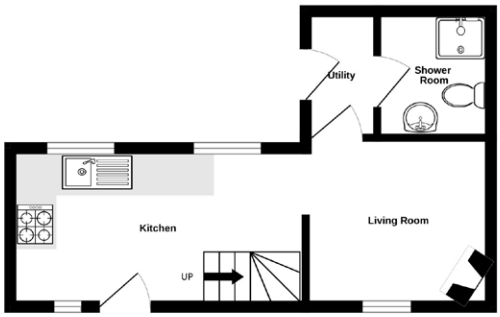




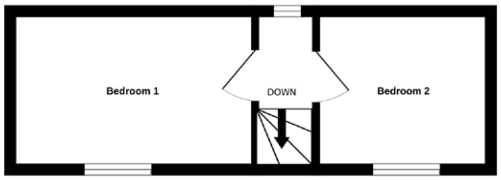


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Kitchen

14'6 x 7'8 (4.5m x 2.4m)

APPLIANCES

- Igenix fridge
- LEC freezer
- Ignis hob
- Ignis oven
- Extractor fan

Living room

9' x 8' (2.7m x 2.4m)

Wood burning stove.

Utility

6'3 x 2'10 (1.9m x 0.9m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

Shower room

5'10 x 3'10 (1.8m x 1.2m)

FIRST FLOOR

Landing

3'2 x 2'11 (1m x 0.9m)

Bedroom 1

12'4 x 7'6 (3.8m x 2.3m)

Bedroom 2

9'2 x 8'6 (2.8m x 2.6m)

EXTERIOR

The property is accessed off Amherst onto a private road. There is an enclosed courtyard garden to the rear or the property.

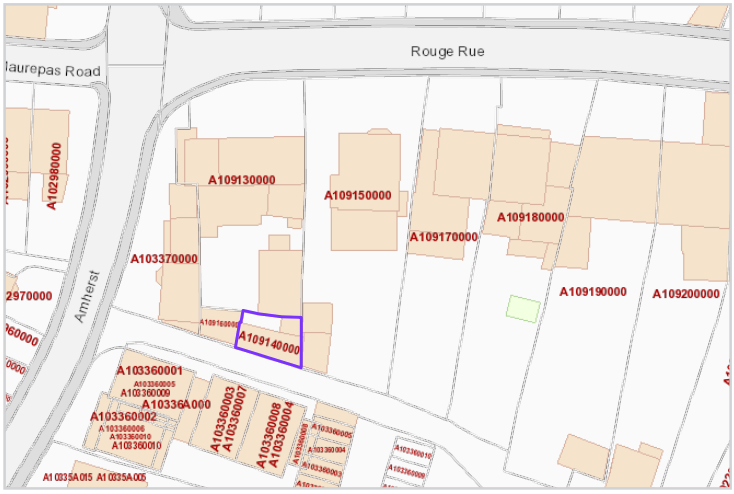
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric heating, part uPVC part timber glazing.

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