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tel 726599

# Hazelbanks

Perry's: 30 B1

TRP: 116

Parish: St Martins

Price: £365,000



A superb opportunity for those of you moving up the property ladder, to purchase a 2/3 bedroom end terrace property into which you could pour your idea's and energy into making Hazelbanks your family home, this is a perfect project for those of you not afraid of hard work.

Situated in St Martins, the property has parking for 2 cars. The rear garden is of a good size and quite private, whilst the interior offers you plenty of scope to develop within.

School catchment area is St Martins primary school.

Accommodation comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom, 2/ 3 Bedrooms, Parking and Gardens.

- 2/3 bedroom end terrace property
- Good size rear garden
- Plenty of scope to develop within
- Would make lovely family home
- Parking for 2 cars



Inner hallway



Inner hallway

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**Obscure glazed wooden door into:-**

**ENTRANCE PORCH**

Cupboard housing electrics. Carpet. Obscure glazed door with side insets into:-

**HALLWAY**

Staircase up to first floor with under stairs cupboard. Carpet. Doors off to:-

**DINING ROOM** 3.33m (10'11") max excl alcove x 3.13m (10'3") max

Upvc glazed window with curtains to rear garden. Alcove with built-in shelving. Wall lights. Carpet. Twin archway into:-

**LIVING ROOM** 3.84m (12'7") x 3.64m (11'11")

Upvc sash window with curtains to front. Feature working fireplace with tiled surround and hearth, wood mantle over. Alcoves either side with shelving. TV/Sat/ Phone points. Carpet. Wall lights.

**KITCHEN** 4.11m (13'6") x 2.27m (7'5")

Wooden window with blinds to rear patio area. Galley styled in design, floor and wall units with work tops over incorporating a stainless steel drainer sink unit. Appliances include Moffat 4 ring hob with Creda extractor fan over. Tricity double oven. Cupboard housing Heatrae Sadie boiler unit. Door to:-

**FAMILY BATHROOM** 3.66m (12') x 3.30m (10'10")

Obscure glazed windows to side and rear garden. 3 piece suite in white comprising tiled panel bath. Pedestal hand basin with mirror over. WC. Carpet.



Dining room



Kitchen



**Back to Entrance Hallway, staircase up to first floor half landing. Upvc sash window with curtains overlooking rear garden. Steps up to:-**

**LANDING**

Carpet. Obscure glazed sliding door comprising built-in shower cubicle with inset hand basin. Doors off to:-

**BEDROOM 2** 3.57m (11'8") x 3.13m (10'3")

Upvc sash window with curtains to rear garden. Cupboard with shelving. Carpet.

**MASTER BEDROOM** 3.64m (11'11") x 3.57m (11'8")

Upvc sash window with curtains to front. Range of built-in wardrobes and drawer units. Carpet.

**STUDY/BEDROOM 3** 2.71m (8'11") x 1.80m (5'11")

Upvc sash window with curtains to front. Carpet.



Family bathroom



Landing



**EXTERIOR  
FRONT**

The property is approached from the road onto a tarmac driveway for 2 cars. Steps lead up to the front door, whilst to the side there is access to the rear garden.

**REAR GARDEN**

Courtyard patio area, ideal area to chill out with friends over a bbq, bounded by granite walls. Steps lead up to the rear lawn garden with wooden storage shed bounded by mature hedging and conifers making this quite a private space.

**Services:**

Mains Electricity, water, drains, Upvc double glazed windows. Wooden doors.

**Included in the Sale:**

All fitted floor coverings, blinds, curtains, light fittings, all fitted units and appliances as listed.

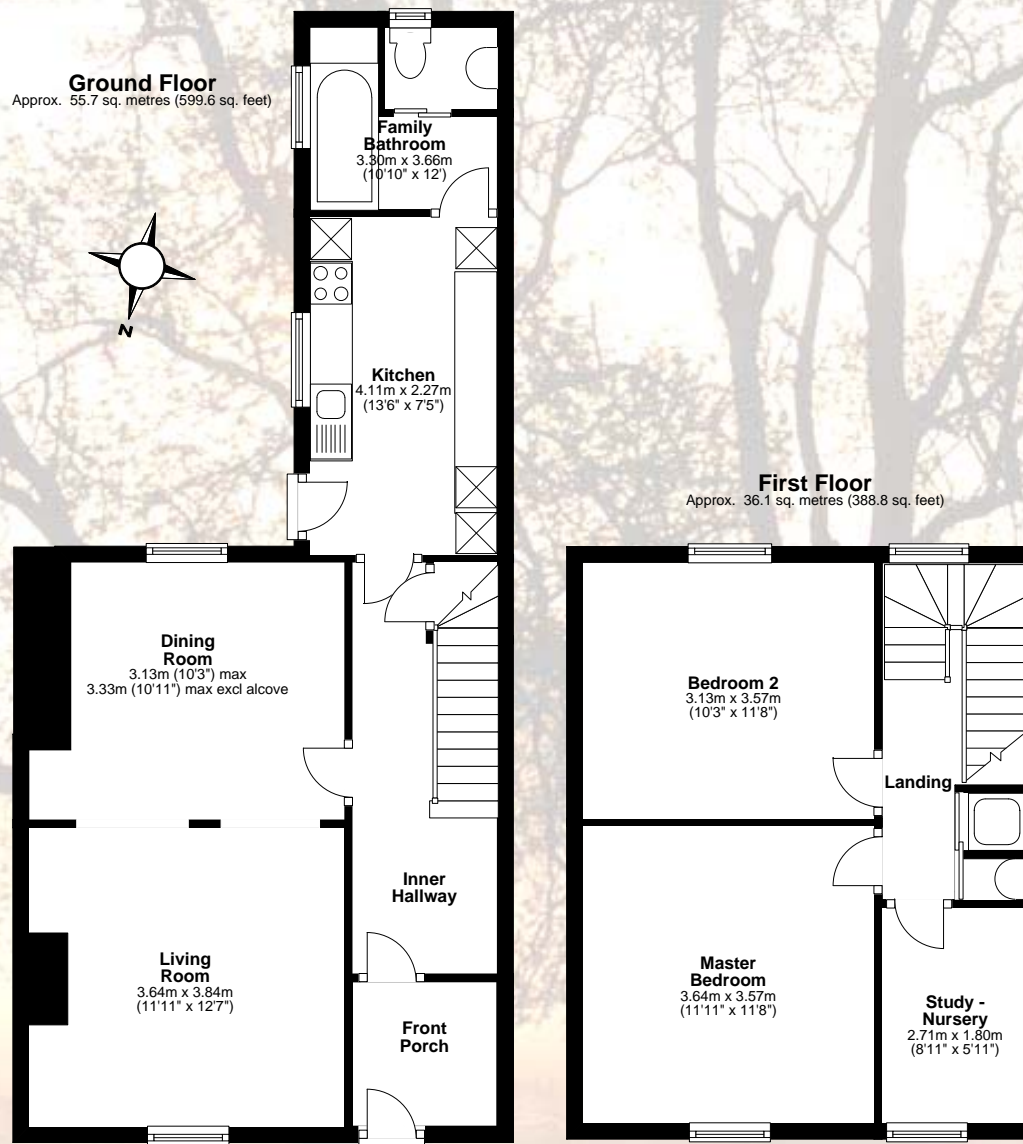


Master bedroom



Bedroom 2





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 Inspired Estate Agents, 27 Gategny Esplanade, St Peter Port, Guernsey. GY1 1WR