

inspired estate agents

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Albizzia

Perry's: 10 B5

TRP: 104

Parish: St Sampsons

Price: £330,000



A superb opportunity to purchase a 2 bedroom bungalow that has been fully renovated these past few years, situated between The Bridge and St Peter Port.

There is current permission we understand to extend to the rear to create a larger Kitchen/Diner and also garage.

With well appointed rooms and potential (subject to the necessary planning permissions to extend into the roof space) thus creating more living space. Early viewing is recommended.

Accommodation comprises:- Entrance Hall. Study. Living Room. Dining Room. Kitchen. 2 Bedrooms. Bathroom. Parking and Garden.

•2 Bedroom bungalow

•Fully renovated

•Well appointed rooms

•Potential to extend

•Parking and Gardens



Entrance hallway



Study



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Upvc door with glazed inset into:-

ENTRANCE HALL

Doors to Study, Living Room, Dining Room.

STUDY 1.98m (6'6") x 1.42m (4'8")

Upvc window to front. Cupboard housing electrics. Fitted wooden office furniture.

LIVING ROOM 4.50m (14'9") x 3.78m (12'5")

Upvc large window with curtains to font. Carpet.

DINING ROOM 3.65m (12') x 3.64m (11'11")

Opening into:-

KITCHEN 3.58m (11'9") x 2.10m (6'11")

Range of fitted wooden floor units with work tops over incorporating a stainless steel sink and drainer unit. Tiled splash backs. Large window to side and rear gardens. Wooden door with glazed inset to rear garden. Appliances include 4 ring electric hob unit. Hotpoint oven and grill unit. Servis washer/dryer.



Dining room



Kitchen



Rear Hallway to side, doors to:-

FAMILY BATHROOM 2.20m (7'3") x 2.02m (6'8")
Obscure glazed window to rear garden. 3 piece suite in white comprising panel bath with hand held shower attachment over. Pedestal hand basin with tiled splash backs over. WC. Cupboard housing a Benchmark hot water cylinder.

NURSERY - BEDROOM 2 2.73m (9') x 2.49m (8'2")
Large double window to rear.

MASTER BEDROOM 3.70m (12'2") x 3.70m (12'2")
Window to side. Access to loft.



Family bathroom



Master bedroom



EXTERIOR

FRONT

The property is accessed via a pathway between granite pillar posts, the front garden is low maintenance mainly laid to gravel, to either side of the property access is gained to the rear garden, bounded by wooden fencing and mature hedging with the front of the property bounded by low granite walls.

SIDE

To one side of the property there is a driveway laid to gravel allowing parking for 3 to 4 cars, further on leads you to the rear garden.

REAR

Mainly laid to lawn with a rural aspect, bounded by granite walls and mature hedging. Store room approx 10 x 6

Services:

Mains Electricity, water, drains, Upvc double glazed doors. Windows part Upvc glazing.

Included in the Sale:

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



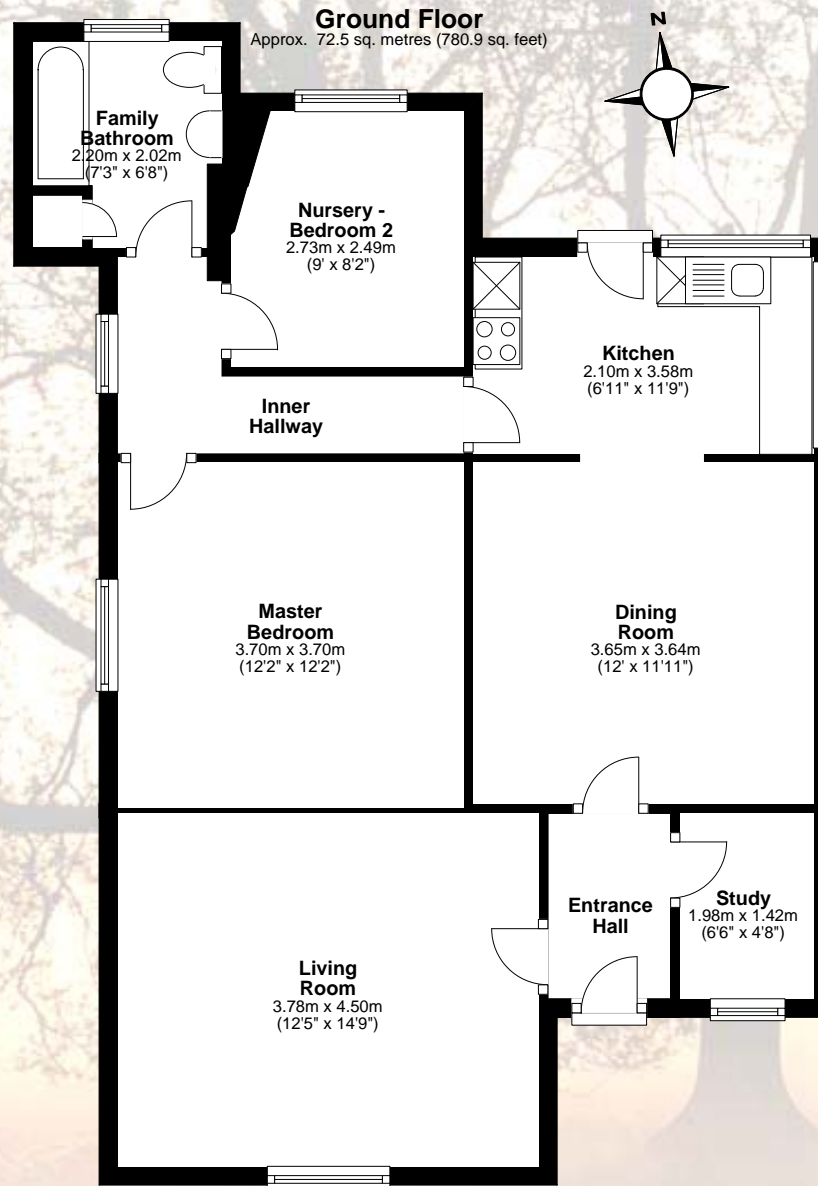
Nursery- bedroom 2



Parking and driveway

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Viewing is strictly by appointment with Inspired Estate Agents Ltd.
This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.
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