

Boar's Nest

Hauteville
St Peter Port

QUIRKY ONE-BEDROOM TOWN HOUSE WITH GARDEN

Full of charm and character, this unique one-bedroom town house offers a spacious lounge, kitchen/dining room and newly renovated bathroom on the ground floor, with a bedroom above on the first floor. The property would benefit from some cosmetic upgrading. Private garden to the front and shared patio (allowing access to the neighbouring property) to the rear, with on-street parking and permit parking available nearby. Ideally located with great access to local amenities, this is a perfect first home for anyone wanting to get onto the property ladder with the benefit of private outside space.

LOCAL MARKET SALE

£365,000

- 1 Bedroom
- 1 Bathroom
- On-street Parking
- Parking by permit available nearby
- Convenient location
- Quirky and full of character
- TRP: 68
- Perry's Ref: T K10
- What3Words: jaunts.courtyard.clever

1 1 0

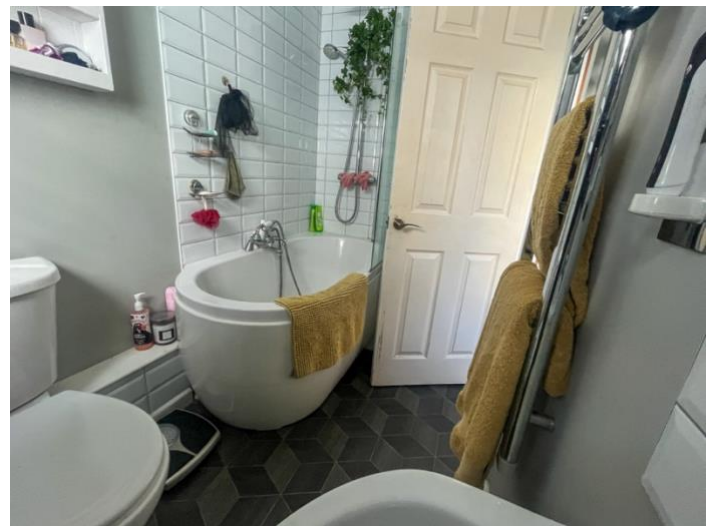
CARRÉ
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,
St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

EMAIL: info@carreproperty.co.uk





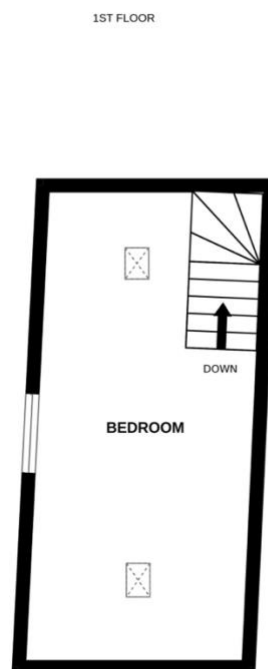
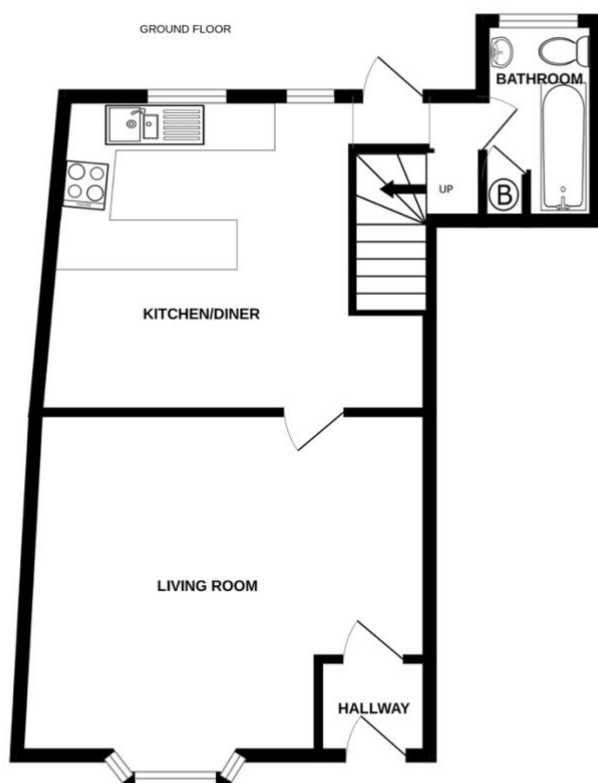
Rooms:

Ground Floor

Entrance Hall:	1.4 × 1.2 m (4'7" × 3'11")
Living Room:	4.6 × 3.1 m (15'1" × 10'2")
Kitchen/Dining Room:	4.3 × 4 m (14'1" × 13'1")
Bathroom:	2.6 × 1.4 m (8'6" × 4'7")

First Floor

Bedroom:	6.2 × 3 m (20'4" × 9'10")
----------	---------------------------





SERVICES: Mains electricity, water, drainage. Electric central heating.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Neff Oven, Ceramic Electric Hob, Cooke & Lewis Extractor, Hotpoint Washer/Dryer, AEG Freestanding Fridge/Freezer.
Separate hot water tank for kitchen sink.

PLEASE NOTE: These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

CARRÉ
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,
St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

EMAIL: info@carreproperty.co.uk

