



## Krizmoro

Collings Road  
St Peter Port

### WELL PRESENTED SEMI-DETACHED 3 BED HOUSE ON TOWN OUTSKIRTS

Situated on the outskirts of St Peter Port, near to shops and on a bus route, this lovely family home includes parking for 2 cars together with a single garage. The accommodation comprises: entrance porch, large lounge with wide archway to dining area (with sliding doors out to rear garden), fitted kitchen, 3 double bedrooms and a 3 piece bathroom. To the rear is a lovely fully enclosed west facing lawned garden with raised paved patio and garden shed. There is scope for further extension at the front including converting the garage, extending parking, extension at the rear and into the large loft area (subject to the relevant permissions).

### LOCAL MARKET SALE

## £625,000

- 3 Bedrooms
- 1 Bathroom
- Parking for 2 cars (room to create more)
- Single Garage
- Convenient location near shops
- Private sunny garden
- Scope for extension at front including garage, at the rear and into loft
- TRP: 128
- Perry's Ref: 2A4
- What3Words: markets.messages-foundations

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# CARRÉ

PROPERTY

Residential lettings, property management & select sales.

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## Rooms:

### Ground Floor

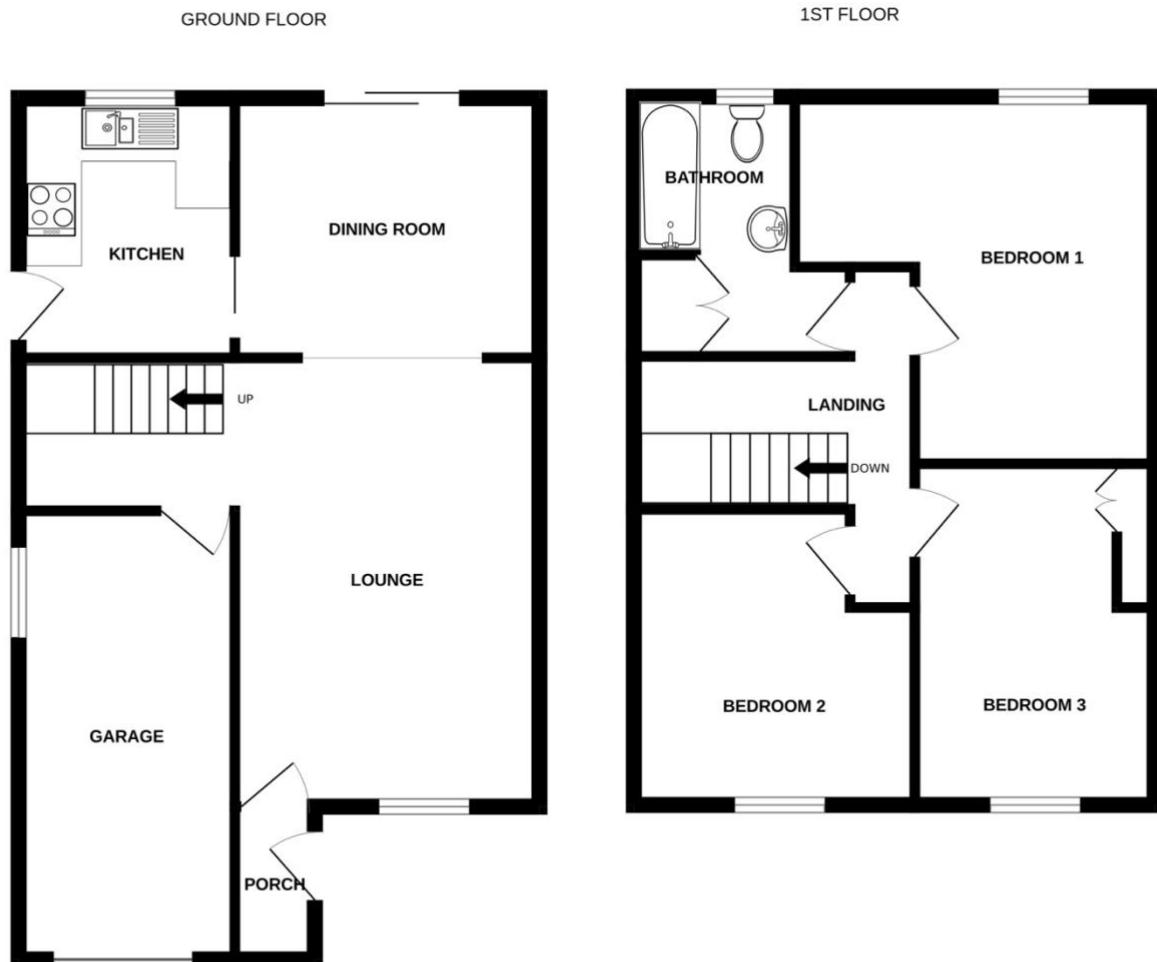
Lounge:	5.00m x 3.40m (16'5" x 11'2")
Dining Area:	3.40m x 2.95m (11'2" x 9'8")
Kitchen:	2.92m x 2.51m (9'7" x 8'3")

### First Floor

Landing:	3.73m x 0.76m (12'3" x 2'6")
Bedroom 1:	4.09m x 4.04m max (13'5" x 13'3" max)
Bedroom 2:	3.78m x 2.64m (12'5" x 8'8")
Bedroom 3:	3.18m x 3.18m (10'5" x 10'5")
Bathroom:	2.92m x 1.80m (9'7" x 5'11")

### Outside

Garage/Utility:	5.16m x 2.39m (16'11" x 7'10")
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**SERVICES:** Mains electricity, water, drainage. Oil fired central heating. Gas hob.

**VIEWING:** By appointment through Carré Property Limited.

**APPLIANCES:** Smeg Electric Oven with Gas Hob, Camray oil fired boiler.

**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.

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