



1 Mount Hope Cottages

Les Merriennes
St Martin

CHARMING 2 BEDROOM SEMI-DETACHED COTTAGE IN CONVENIENT LOCATION

Situated near the shops and supermarkets of St Martin, this charming semi-detached cottage offers comfortable living in a desirable location. The property features two well-proportioned **bedrooms**, **lounge**, **dining room**, a fully fitted **kitchen**, and a **WC**. The **bathroom** benefits from both a bath and a separate shower.

Externally, the home boasts a generous west-facing rear garden. To the front, there is off-street parking for two vehicles.

There is also potential for development, subject to the necessary permissions.

LOCAL MARKET SALE

£606,000

- 2 Bedrooms
- 1 Bathroom
- Parking for 2 cars
- Convenient location near shops
- Private rear garden

- TRP: 96
- Perry's Ref: 24 C5
- What3Words: catchy.restyled.styled



CARRÉ PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

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Rooms:

Ground Floor

Entrance Hall:	7.39m x 1.53m (24'3" x 5')
Lounge:	3.68m x 3.52m (12'1" x 11'7")
Dining Room:	3.6m x 3.2m (11'10" x 10'6")
Kitchen:	3.9m x 2.6m (12'10" x 8'6")
WC:	1.4m x 1m (4'7" x 3'3")
Bathroom:	3.2m x 1.5m (10'6" x 4'11")

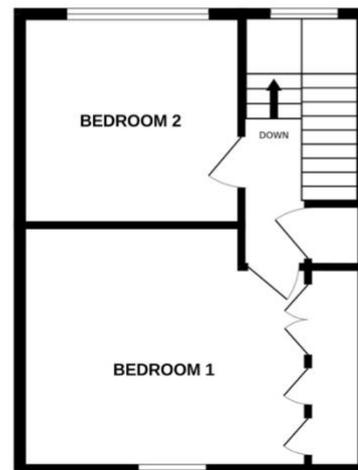
First Floor

Bedroom 1:	4.25m x 3.74m max (13'11" x 12'3" max)
Bedroom 2:	3.26m x 3.05m (10'8" x 10')

GROUND FLOOR



1ST FLOOR





SERVICES: Mains electricity, water, drainage. Gas fired central heating. Solar assisted hot water cylinder.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Hotpoint ceramic hob, Hotpoint extractor, Hotpoint Washer/dryer, Bosch slimline dishwasher, Miele freestanding Fridge/Freezer, Hotpoint Oven.

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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