



1 La Frene

Ville Au Roi
St Peter Port

SPACIOUS 2 BEDROOM HOME WITH PARKING & GARDEN

Situated in a well-regarded location on the outskirts of St Peter Port, 1 Le Frene is a spacious semi-detached home. The ground floor comprises an entrance hall, large lounge/diner with patio doors opening onto the rear garden, and a fitted kitchen. The first floor offers two double bedrooms, including a principal bedroom with en-suite bathroom, together with a large shower room.

In addition, there is a large, partially boarded loft space, currently providing excellent storage and offering potential for conversion to additional accommodation, subject to the necessary planning permissions.

Externally, there is driveway parking for two cars and an enclosed rear garden.

The property offers comfortable, move-in-ready accommodation throughout whilst presenting an excellent opportunity for a purchaser to modernise and put their own stamp on the property over time. A fantastic home for first-time buyers, downsizers or investors.

LOCAL MARKET SALE

£580,000

- Popular residential location
- 2 Double Bedrooms & 2 Bathrooms
- Spacious Lounge/Dining Room
- Enclosed Rear Garden
- Parking for 2 Cars
- Move-In Ready with Potential to Modernise
- Large loft space
- Chain Free

- TRP: 114
- Perry's Ref: 24D3
- What3Words: eater.stack.selling

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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

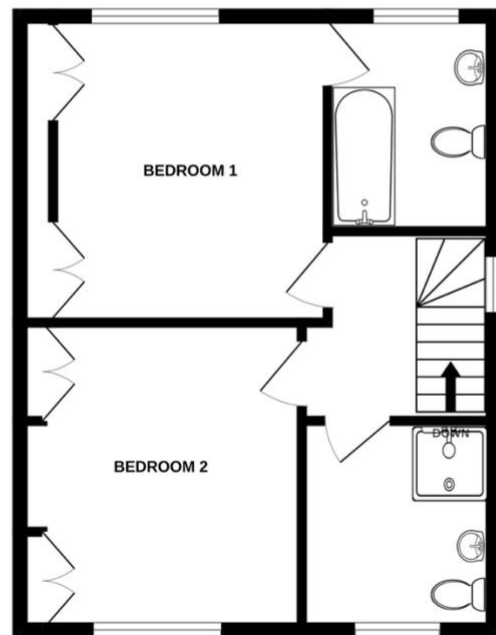
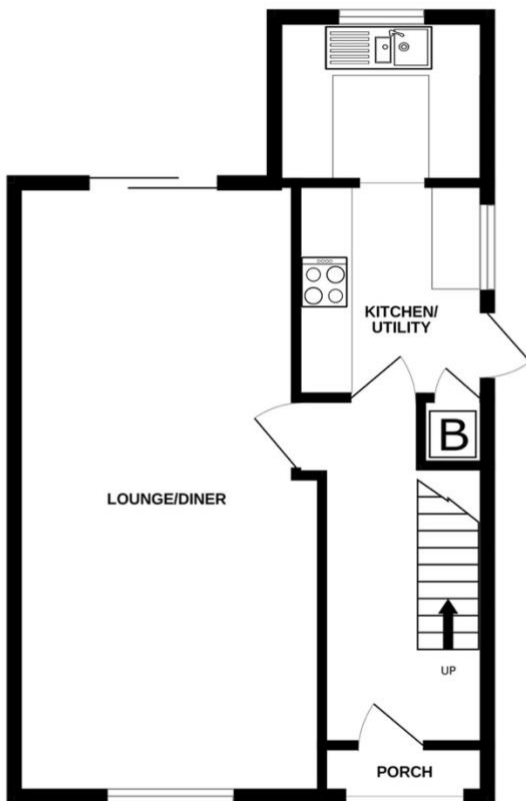
Entrance Hall: 4.17m x 1.93m (13'8" x 6'4")
Lounge/Dining Room: 7.39m x 3.3m (24'3" x 10'10")
Kitchen/Utility Room: 4.55m x 2.46m (14'11" x 8'1")

First Floor:

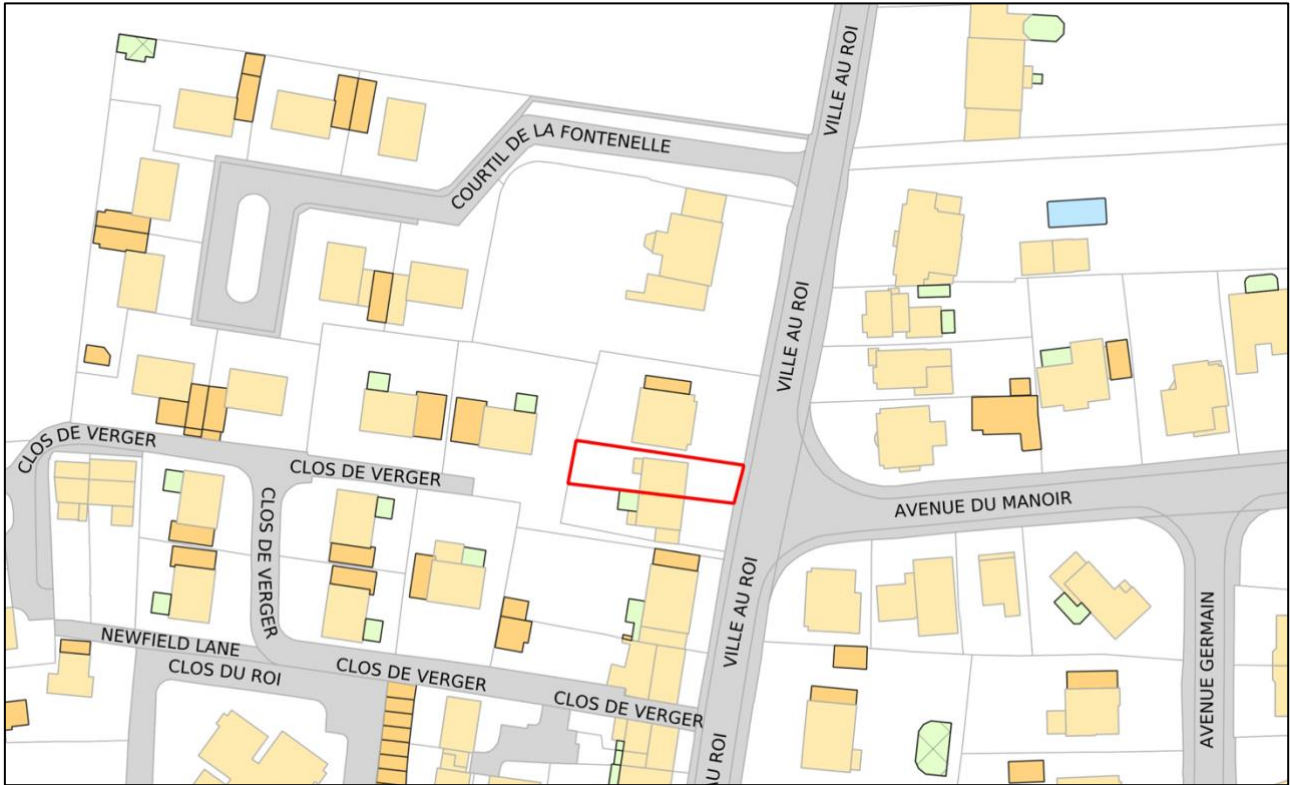
Bedroom 1: 3.66m x 3.63m (12' x 11'11")
En-Suite Bathroom: 2.54m x 1.98m (8'4" x 6'6")
Bedroom 2: 3.63m x 2.95m (11'11" x 9'8")
Shower Room: 2.29m x 2.21m (7'6" x 7'3")

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES: Mains electricity, water, drainage. Oil fired central heating.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Bosch washing machine, Indesit tumble dryer, Hotpoint dishwasher, Zanussi ceramic hob & extractor, Hotpoint double oven, White Knight fridge, Hotpoint freezer, Grant 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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St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

EMAIL: info@carreproperty.co.uk

REGISTERED NUMBER: 50986