

Upton Park

2 Chridsa Clos - Pitronnerie Road - St Peter Port

Price £479,000



REF: **2484**

TRP: **66**



- A 2 bedroom terrace house.
- Conveniently located on the outskirts of St Peter Port near Admiral Park.
- Comprises of lounge, kitchen/breakfast room downstairs & 2 bedrooms and a bathroom upstairs.
- Perfect for first time buyers or investors for the rental market.
- Rear garden plus parking for 2 cars in an adjacent private car park.
- Perry's Guide - Page 17 F2





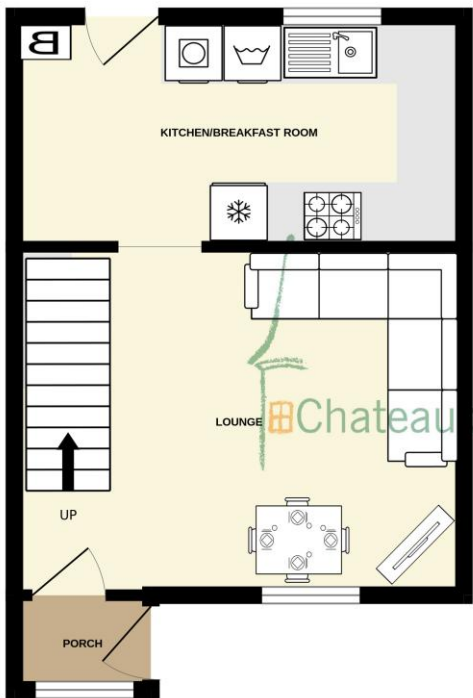




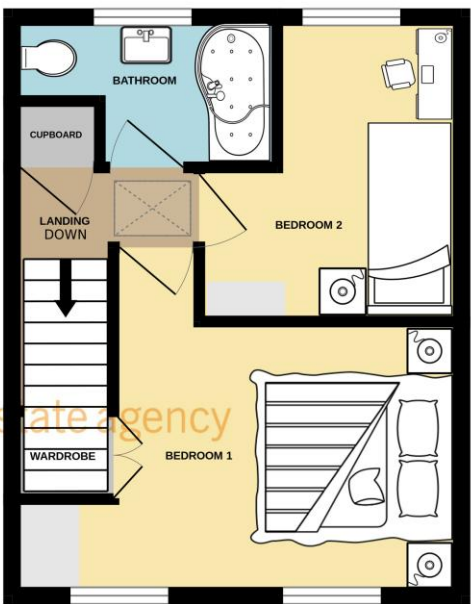




GROUND FLOOR



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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"Upton Park" is a great 2 bedroom house for anyone looking to buy their first home. Conveniently located on the outskirts of St Peter Port near Admiral Park perfect for a walk to the shops or Town itself. The property has parking for 2 cars in an adjacent private car park, from there is a path to your front door. Inside you have a nice size lounge through to the kitchen/breakfast room with door to rear garden, upstairs you have a bathroom and two bedrooms. The rear of the property has an outside space that is fully paved for low maintenance and perfect for entertaining or just having some space to call your own. This property doesn't just appeal to first time buyer's, anyone wanting to down size or could get a good return as a rental. To view please call Chateaux Estates on 244544.

PORCH 1.4m (4'7") x 0.94m (3'1")

1/2 glazed uPVC wood effect front door to side. Door to lounge. Window to front. Cupboard housing incoming electrics.

LOUNGE 4.58m (15'0") x 3.57m (11'9")

Nice size lounge with window to front. Opening to kitchen/breakfast room. Stairs to first floor landing. Radiator.

KITCHEN/BREAKFAST ROOM 4.58m (15'0") x 2.38m (7'10")

Fully fitted kitchen with wall & base units finished in beech wood effect with contrasting granite effect laminate worktops over. Appliances include Hotpoint freestanding washing machine, tumble dryer & fridge/freezer, Newhome gas hob & double oven with extractor fan over. Stainless steel single bowl sink & drainer. Window to rear. Door to rear. Radiator.

STAIRS TO FIRST FLOOR LANDING

Landing provides access to all rooms on first floor plus hatch to roof space which is floored. Cupboard housing Indesit tumble dryer and hanging rail.

BATHROOM 2.57m (8'5") Max x 1.66m (5'5") Max

Fully tiled walls with lino flooring. Three piece suite in white comprising "p" shaped shower/bath wash hand basin set in vanity unit & WC with mirror fronted cabinet over. Window to rear. Heated towel rail.

BEDROOM 2 3.17m (10'5") Max x 2.57m (8'5") Max

Single bedroom with window to rear. Radiator.

BEDROOM 1 4.58m (15'0") Max x 3.33m (10'11") Max

Double bedroom with 2 windows to front. Built-in wardrobe over stairs. Radiator.

EXTERIOR

FRONT

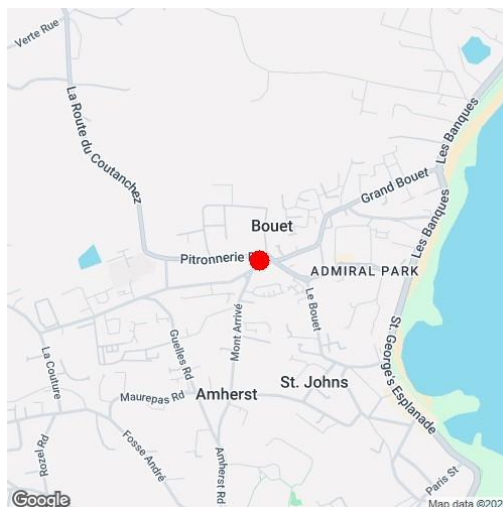
Path to front door with gravel beds to either side housing garden shed.

REAR

Rear garden which is accessed from the kitchen/breakfast room, fully paved for low maintenance upkeep, good space for entertaining or just an area to call your own. Bordered by fencing both sides and block built wall to rear.

PARKING

Parking for 2 cars in an adjacent private car park.



SERVICES: Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Hotpoint freestanding washing machine, tumble dryer & fridge/freezer, Newhome gas hob & double oven with extractor fan over.

WHAT3WORDS: Wallows.pigment.zones

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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