



Kelandale

5 Gas Lane, Le Bouet, St Peter Port GY1 2BD

£460,000

LOCAL MARKET

This terrace house benefits from a new kitchen and bathroom and is ideally situated for both Admiral Park and Town amenities.

Laid out over two floors with the living space on the ground floor and upstairs there are two bedrooms with the main bedroom benefitting from a dressing area. Externally there is an enclosed courtyard with a lean-to greenhouse.

School catchment: Amherst Primary and Les Varendes

Key facts



- Sea views towards Herm from the first floor
- New kitchen and bathroom
- Enclosed courtyard and lean-to greenhouse
- Parking for one car
- Conveniently located for Admiral Park and Town

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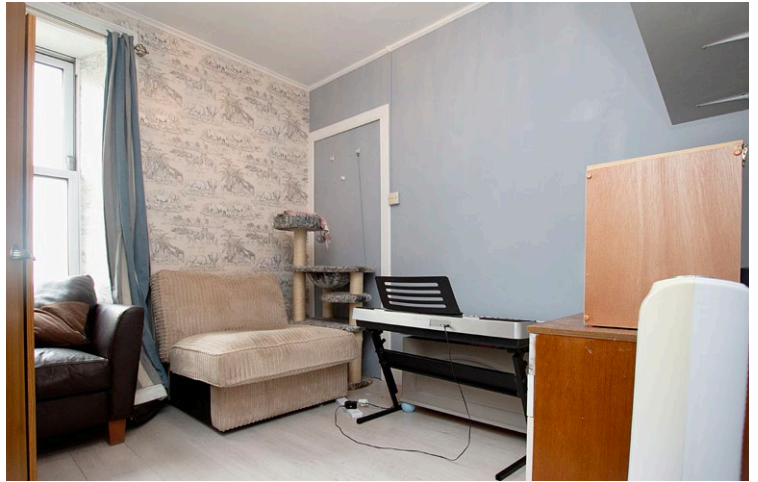
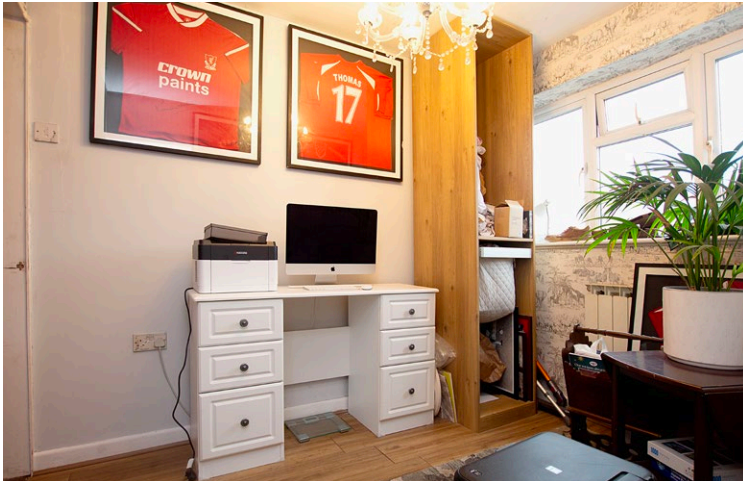


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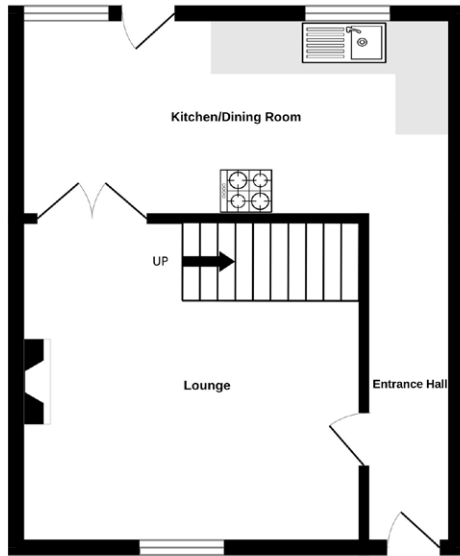




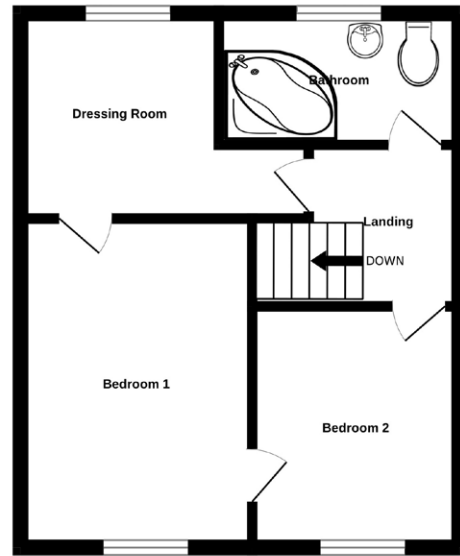


Floorplan

GROUND FLOOR



1ST FLOOR



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Entrance porch

12'4 x 3'7 (3.8m x 1.1m)

Lounge

13'4 x 13' (4.1m x 4m)

Fireplace housing a gas heater.

Kitchen/Diner

17' x 8' (5.2m x 2.4m)

APPLIANCES

- 5 Ring gas hob
- Rangemaster oven
- Bosch dishwasher

FIRST FLOOR

Landing

Dressing room

8'5 x 7' (2.6m x 2.1m)

Bedroom 1

12' x 8'8 (3.7m x 2.7m)

Bedroom 2

9' x 8'6 (2.7m x 2.6m)

Bathroom

9' x 4'8 (2.7m x 1.4m)

EXTERIOR

The property is approached off the lane over the pavement and onto the front door. The rear courtyard is enclosed with high walls with a pedestrian gate gives access on to Le Bouet

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, gas central heating, uPVC double glazing.

Finding the property: From the Longstore travel inland on to Le Bouet and take the first right into Gas Lane, Kelandale is the 5th property on the left.

Perry's ref: 17 G3

what3words: trend.musical.sweeping

TRP: 118



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