

Paros

St Peter Port



Paros is a charming terraced home, conveniently located on the Rohais, just moments from Waitrose and other local amenities. This property presents an excellent opportunity for buyers seeking a project, as it is being sold as seen. Having undergone partial renovation, Paros still offers plenty of potential for new owners to add their own personal touch. The accommodation includes two bedrooms, a recently fitted kitchen, a spacious living and dining area, and a family bathroom. Externally, the property benefits from a private, decked rear garden, perfect for outdoor entertaining. This is a superb opportunity to step onto the property ladder in a sought-after location. Viewing is highly recommended to fully appreciate the potential and possibilities this home has to offer.

- ✓ 2 Bedrooms
- ✓ Decking & Patio Garden
- ✓ Ideal First Time Buy or Buy To Let Investment
- ✓ Rented Parking Nearby 55PCM
- ✓ TRP 86
- ✓ 1 Bathroom
- ✓ Situated Nearby Many Local Amenities
- ✓ Partly Renovated Terrace House
- ✓ New Electric Central Heating
- ✓ LR3338

## Accommodation

### Ground Floor

#### Lounge

22' 0" x 14' 0" (6.71m x 4.27m)

#### Kitchen/Diner

Max. Appliances Include Zanussi 4 ring hob, Zanussi single oven, Zanussi dish washer, Hoover washing machine & Hotpoint tumble dryer

18' 0" x 13' 5" (5.49m x 4.09m)

#### Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

### First Floor

#### Bedroom 1

11' 7" x 10' 0" (3.53m x 3.05m)

#### Bedroom 2

14' 3" x 9' 0" (4.34m x 2.74m)

### Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

### Services

#### Main Drain, Mains Water, Electric Heating

New Boiler and Water Cylinder fitted in 2018

### Possession

By arrangement.

### Viewing

Strictly by appointment.



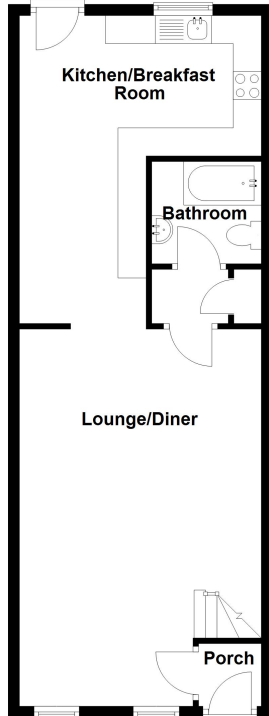
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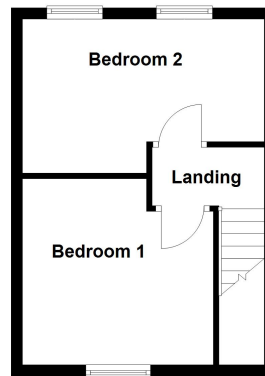
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Ground Floor



First Floor



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