

Claremont

St Peter Port



Claremont is a charming townhouse ideally located in St Peter Port, within easy walking distance of both the Town Centre and the Beau Sejour Leisure Centre. The ground floor offers a welcoming entrance hall leading to a comfortable sitting room, a well-proportioned kitchen, conservatory, and a versatile dining room which could also serve as a double bedroom. A cloakroom with shower facilities and a useful storage alleyway accessed from the front of the property add to the home's practicality. Upstairs, the property features two generously sized double bedrooms, both benefiting from built-in storage, along with a family bathroom. To the rear, Claremont enjoys an enclosed garden and a single garage, complemented by ample on-street parking nearby. Well positioned and offering excellent living accommodation, Claremont presents a fantastic opportunity for enhancement or modernisation. For further details or to arrange a viewing, please contact Cranfords on 243878.

- ✓ 3 Bedrooms
- ✓ Enclosed Garden
- ✓ Ideal Central Location
- ✓ Generous Sized Accommodation
- ✓ LR3360
- ✓ 1 Bathroom
- ✓ Garage & On Street Parking Nearby
- ✓ Short Drive To Town
- ✓ TRP150

Accommodation

Ground Floor

Hallway

5' 8" x 23' 8" (1.73m x 7.21m)

Sitting Room

12' 4" x 11' 9" (3.76m x 3.58m)

Kitchen

Appliances include Hotpoint oven and hob, extractor fan, Lec under counter fridge, Zanussi under counter freezer, Hotpoint washing machine.

9' 7" x 9' 3" (2.92m x 2.82m) .

Dining Room / Bedroom 3

11' 1" x 10' 8" (3.38m x 3.25m)

Conservatory

13' 5" x 10' 2" (4.09m x 3.10m)

Cloakroom

5' 2" x 3' 9" (1.57m x 1.14m)

First Floor

Landing

14' 7" x 5' 8" (4.45m x 1.73m)

Bedroom 1

11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 2

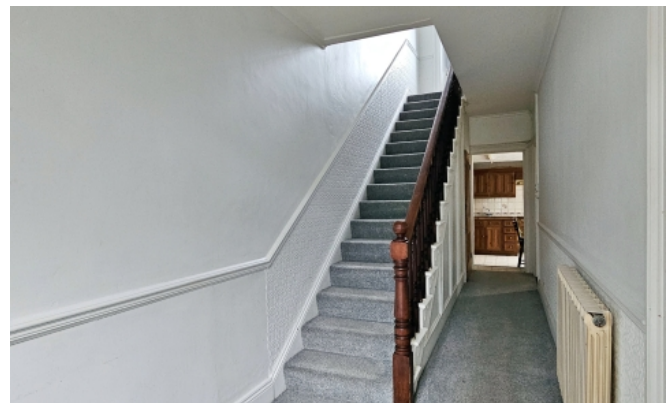
12' 2" x 10' 8" (3.71m x 3.25m)

Bathroom

8' 3" x 5' 8" (2.51m x 1.73m)

Services

Mains electricity, water and drainage. Oil central



heating.

Price Includes

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

Possession

By arrangement.

Viewing

Strictly by appointment.

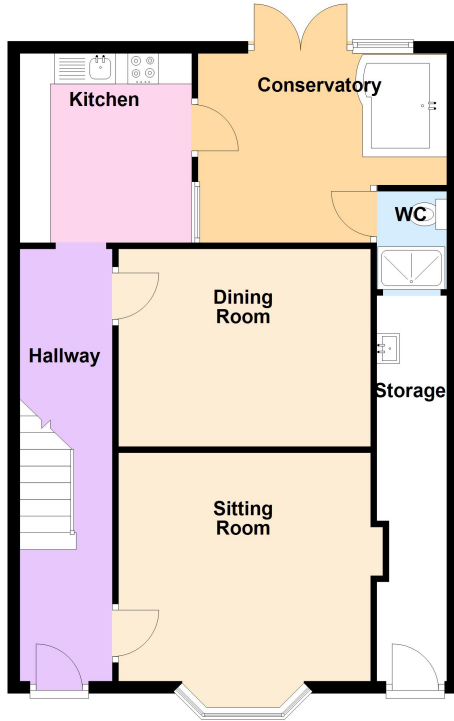
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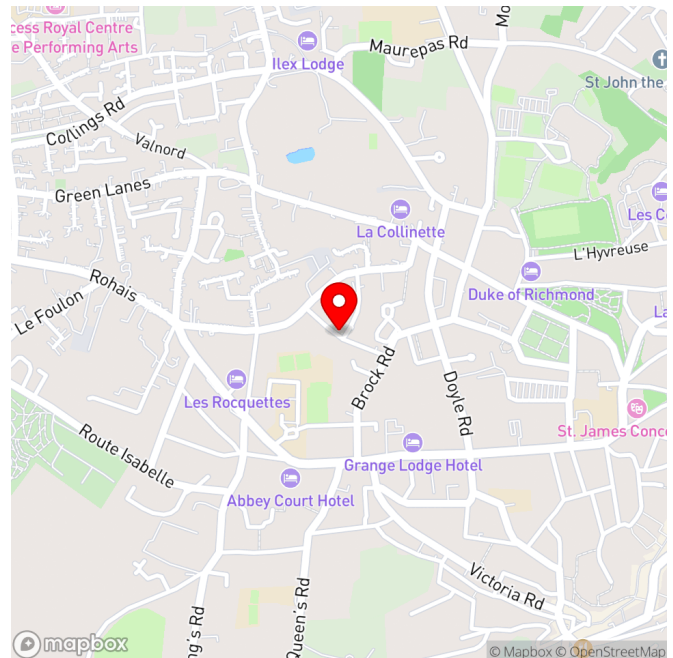
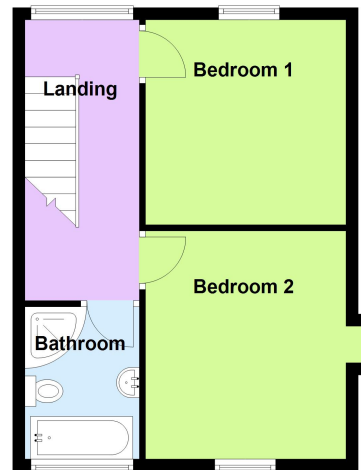
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Ground Floor



First Floor



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.



