

Tamarind

St Peter Port



Cranfords are delighted to bring Tamarind to the local market, a well-presented and meticulously maintained semi-detached home situated in a quiet position at the rear of a small clos of similar properties in St Peter Port. Offering well-proportioned accommodation throughout, this attractive two-bedroom property comprises a spacious sitting room and a fitted kitchen with direct access to the rear garden and patio on the ground floor. Upstairs, there are two comfortable bedrooms and a family bathroom. Externally, the property continues to impress with a sunny, enclosed garden and patio area, complete with a garden shed, creating the perfect setting for outdoor dining, entertaining, or simply relaxing. A particular advantage of this home is the provision of three parking spaces, a rare and highly desirable feature. Subject to the necessary planning permissions, there is also potential to extend the property to the side or rear, providing an opportunity to further enhance and personalise the accommodation. Whether you are a first-time buyer,

- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ Ideally Located
Nearby Admiral
Park
- ✓ Parking For 3
Vehicles
- ✓ Rear Enclosed
Grass & Patio
Garden
- ✓ True Move In
Condition
- ✓ Owners Onward
Purchase Agreed
- ✓ Ideal First Time
Buy
- ✓ Scope to Extend
- ✓ Situated On A
Quiet Clos
- ✓ TRP 78

looking to downsize, or seeking a ready-to-let investment property, Tamarind represents an excellent opportunity. Presented in true move-in condition throughout, this charming home is ready to be enjoyed from day one. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.



Accommodation

Ground Floor

Entrance Porch

5' 5" x 2' 9" (1.65m x 0.84m)

Lounge/Diner

16' 6" x 13' 7" (5.03m x 4.14m)

Kitchen

Appliances include Hotpoint 4 ring electric hob, AEG oven, Belling extractor fan, Ebac washing machine, Hotpoint dish washer & fridge/freezer.

13' 7" x 6' 8" (4.14m x 2.03m)

First Floor

Landing

11' 8" x 6' 4" (3.56m x 1.93m)

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)

Bedroom 2

Fitted wardrobes.

11' 6" x 7' 0" (3.51m x 2.13m)

Bedroom 1

Built in wardrobes.

11' 7" x 13' 7" (3.53m x 4.14m)

Services

Mains electricity, water and drainage. Gas central heating.

Price Includes

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

Possession

By arrangement.

Viewing

Strictly by appointment.

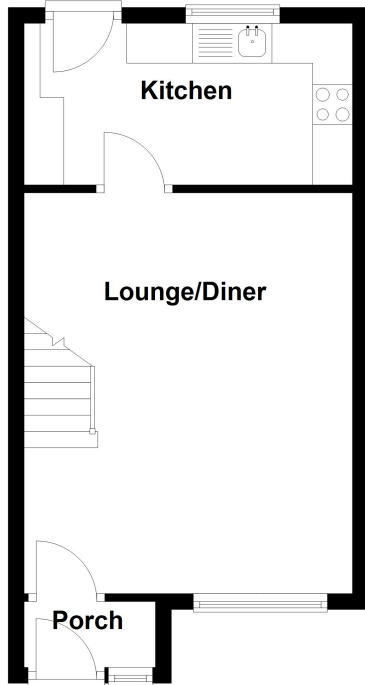
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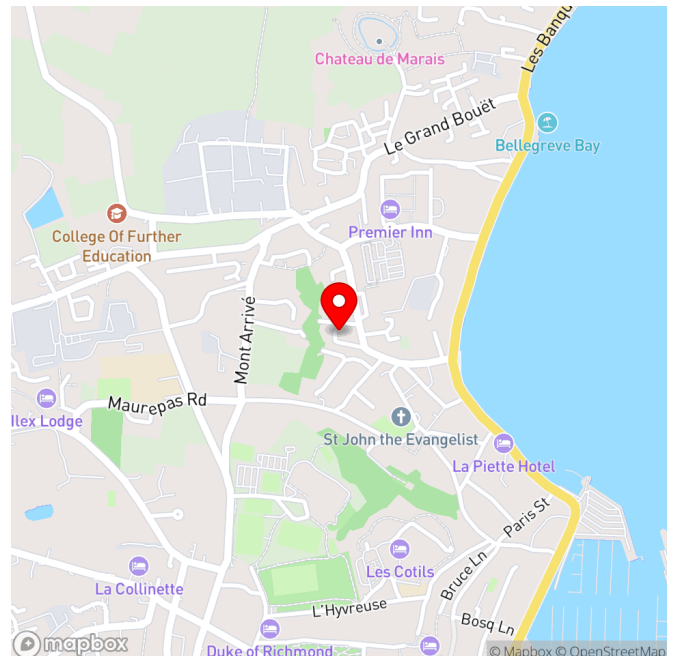
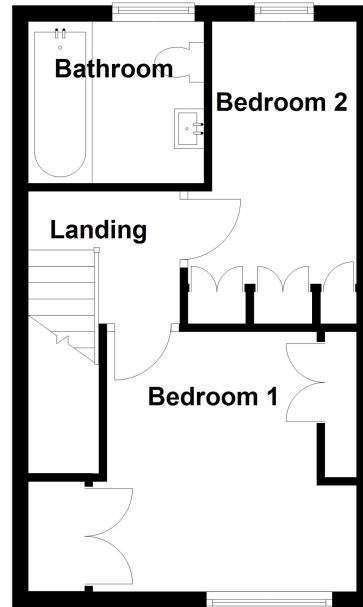
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Ground Floor



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.



