



1 The Glen

New Place | GY11ND

This end terrace family home is positioned in a very quiet area of central St Peter Port, elevated from road level and on a dead-end road. The property is of modern construction and is in move-in condition. With amenities such as Beau Sejour, Candie Gardens and the town High Street all nearby, Number 1, The Glen is in an extremely convenient location. Accommodation comprises lounge/diner, kitchen, three bedrooms, a bathroom, en-suite shower room and a WC. The property benefits from low maintenance gardens to the front and rear. A secure garage, which is shared with two other properties, currently provides parking for one car. There is a stacker system in position (which can facilitate two cars) but it is out of order, this can be repaired to then provide additional parking for a second car.

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

£595,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

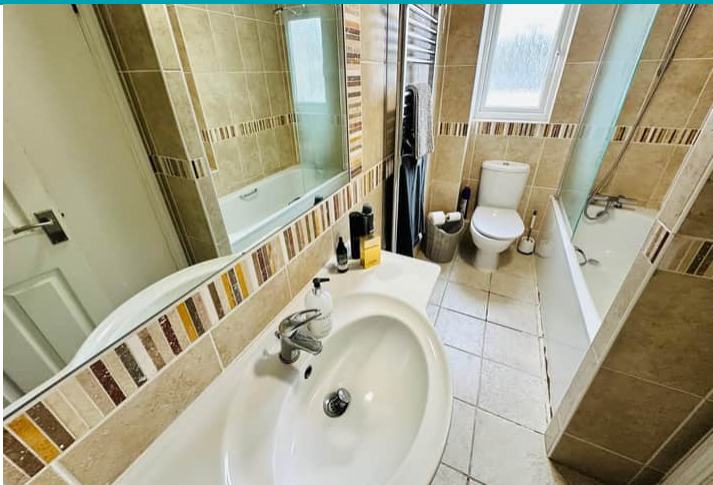
PHOTOS



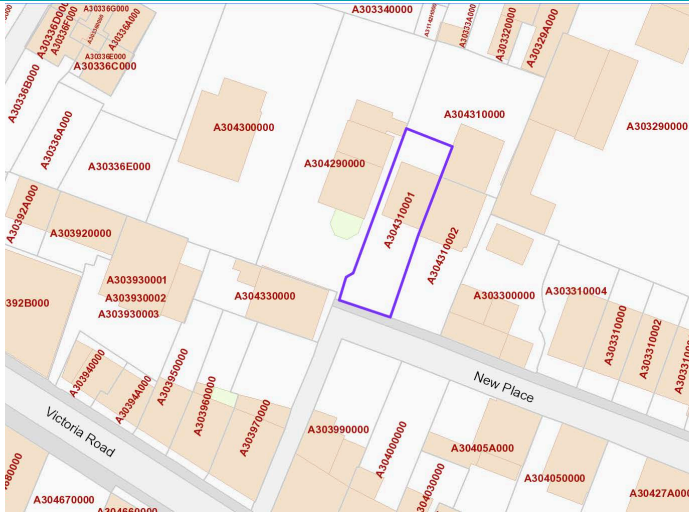
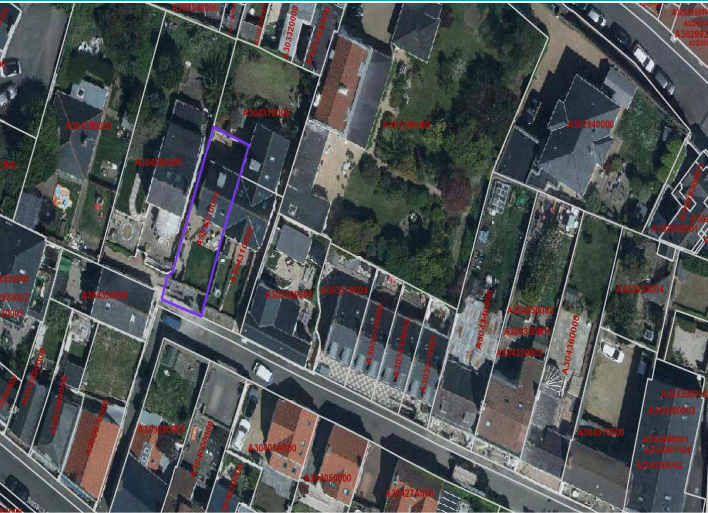
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge/diner

3.08m x 5.25m (10' 1" x 17' 3")

Kitchen

3.25m x 3.21m (10' 8" x 10' 6")

Hallway

3.2m x 0.86m (10' 6" x 2' 10")

WC

2.07m x 0.87m (6' 9" x 2' 10")

First Floor Landing

3.41m x 2.92m (11' 2" x 9' 7")

Bathroom

2.96m x 1.72m (9' 9" x 5' 8")

Bedroom 2

3.19m x 3.58m (10' 6" x 11' 9")

Bedroom 3

3.32m x 2.19m (10' 11" x 7' 2")

Second Floor Landing

3.42m x 0.86m (11' 3" x 2' 10")

Master Bedroom

4.310m x 3.76m (14' 2" x 12' 4")

En-suite Shower

3.35m x 1.432m (11' 0" x 4' 8")

Garden

The property benefits from low maintenance gardens to the front and rear. A secure garage, which is shared with two other properties, currently provides parking for one car.

Parking

A secure garage, which is shared with two other properties, currently provides parking for one car. There is a stacker system in position (which can facilitate two cars) but it is out of order, this can be repaired to then provide additional parking for a second car.

PRICE INCLUDES

Curtains, Carpets and light fittings.

SPECIAL FEATURES

- Located in a quiet lane
- Excellent storage
- Secure Parking
- Convenient town location

SERVICES

Main drain, water and electricity. uPVC double glazing.

APPLIANCES INCLUDED

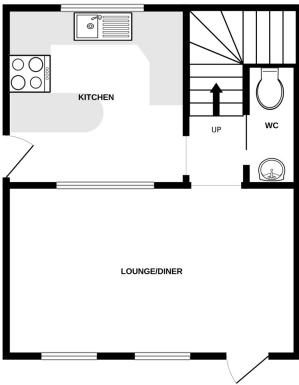
- Integrated Hotpoint washing machine
- Hotpoint tumble dryer
- Double oven
- 4 ring halogen hob
- Extractor fan
- Hotpoint fridge freezer

SCHOOL CATCHMENT

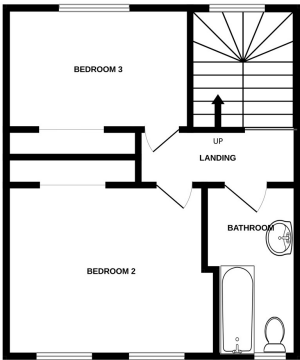
Vauvert Primary School

Les Varendes High School

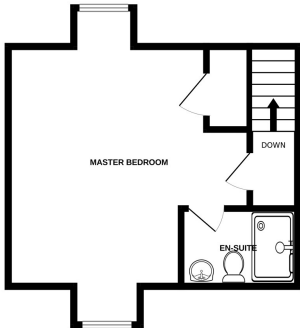
GROUND FLOOR



1ST FLOOR



2ND FLOOR



1 THE GLEN

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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