



## Freesia Cottage

7 Guelles Terrace | Guelles Lane |

This end-terrace cottage is presented to the market in move in condition and is full of character and charm owing to numerous original features. This wonderful family home is located in a quiet road in a convenient St Peter Port location with both Beau Sejour and Admiral Park a short walk away. Accommodation is set over three floors and comprises a lounge, a new kitchen/diner, three double bedrooms, a bathroom and a WC. To the rear of the property is a good-sized garden, predominantly laid to lawn with a small patio. There is access to the front of the property. A front drive provides parking for one car.

**£575,000**

SOLE  
AGENT

3 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

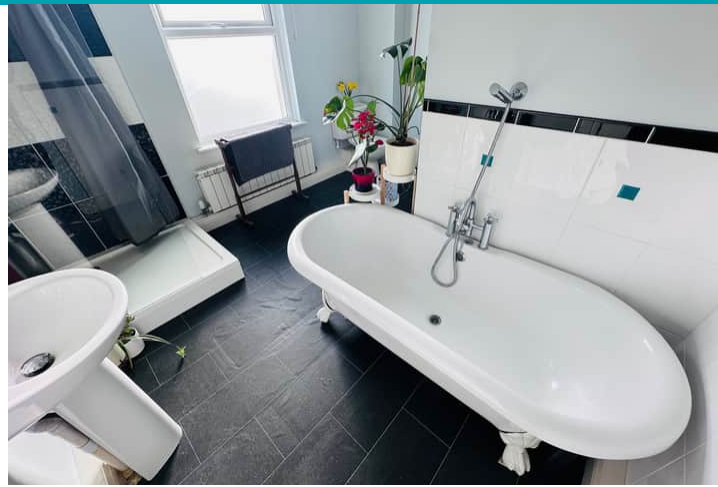
# PHOTOS



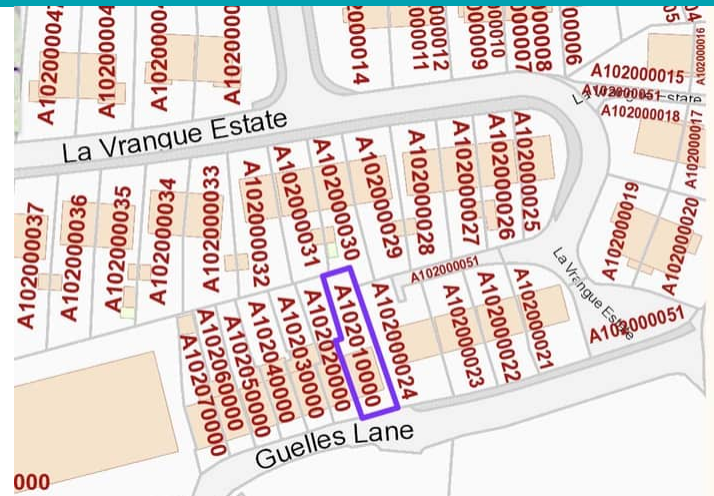
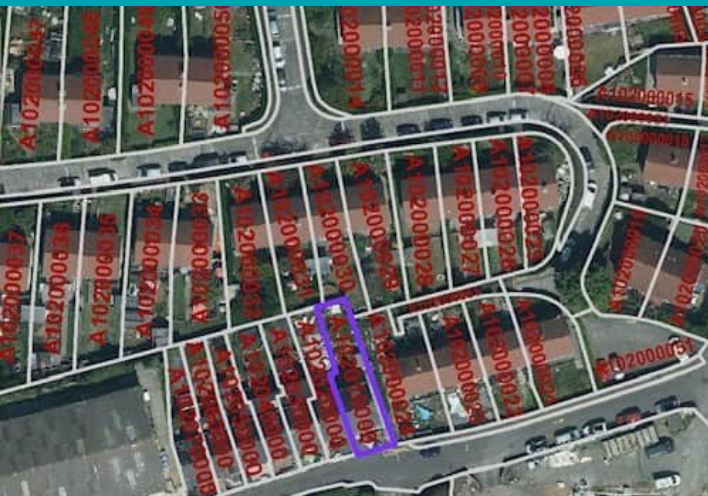
# PHOTOS



PHOTOS



# SPECIFICATIONS



## Entrance Hall

4.23m x 0.87m (13' 11" x 2' 10")

## Bathroom

4.05m x 3.13m (13' 3" x 10' 3")

## Lounge

5.04m x 3.13m (16' 6" x 10' 3")

## Inner Hall

1.0m x 0.78m (3' 3" x 2' 7")

## Kitchen/Diner

4.53m x 2.79m (14' 10" x 9' 2")

## Rear Hall

2.38m x 0.71m (7' 10" x 2' 4")

## Bedroom 1

3.5m x 2.81m (11' 6" x 9' 3")

## WC

1.18m x 0.73m (3' 10" x 2' 5")

## First Floor Landing

## Bedroom 2

4.61m x 3.64m (15' 1" x 11' 11")

## Bedroom 3

4.56m x 3.63m (15' 0" x 11' 11")

## Garden

To the rear of the property is a good-sized garden, predominantly laid to lawn with a small patio. There is access to the front of the property.

## Parking

The front drive provides parking for one car.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Working fire place
- Spacious rooms
- Original features

## SERVICES

Mains drain, water, gas and electricity. uPVC double glazing.

## APPLIANCES INCLUDED

Beko gas hob

Single oven

Extractor fan

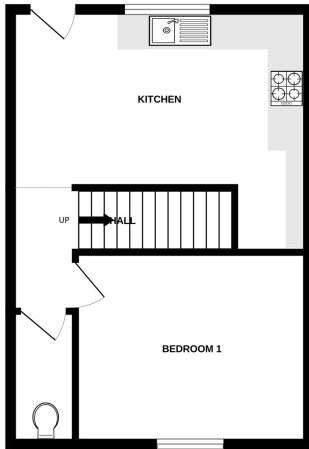
Integrated dishwasher

## SCHOOL CATCHMENT

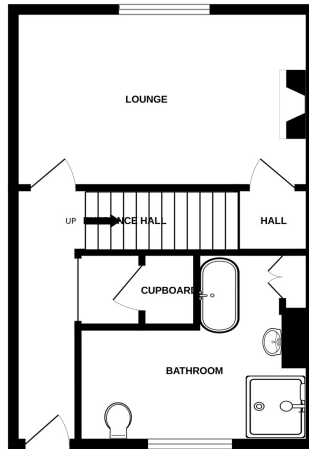
Amherst Primary School

Les Varendes High School

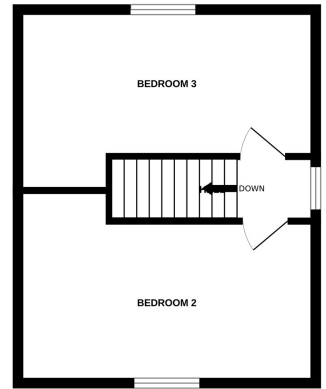
BASEMENT



GROUND FLOOR



1ST FLOOR



FREESIA COTTAGE

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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