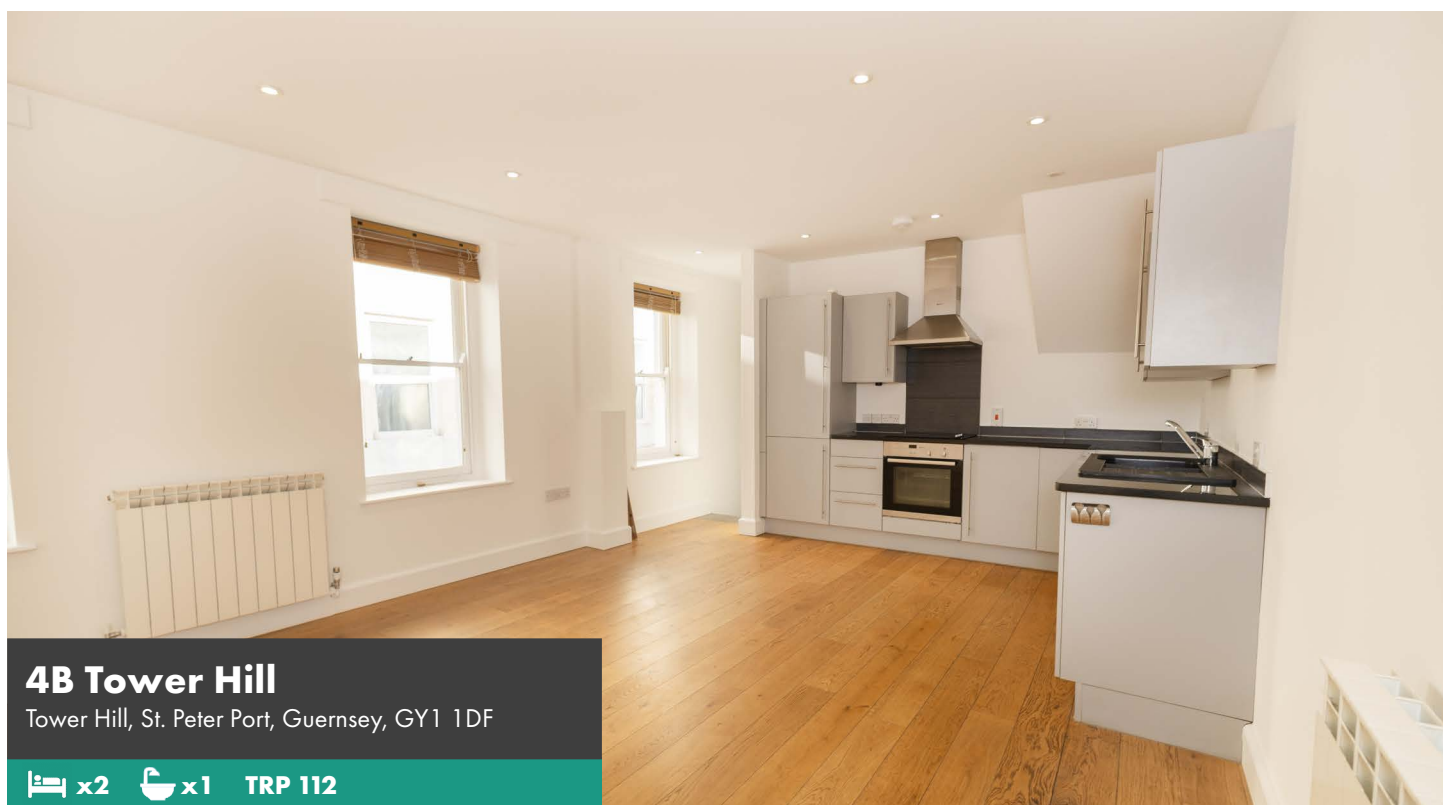


**SOLE
AGENT**



4B Tower Hill

Tower Hill, St. Peter Port, Guernsey, GY1 1DF

 x2  x1 TRP 112

- Fantastic low-maintenance property
- Two double bedrooms
- Well-appointed bathroom
- Open plan kitchen and living space
- Convenient St Peter Port location
- Ideal for first-time buyers or investors

£450,000

LOCAL MARKET

swoffers



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About 4B Tower Hill

4B Tower Hill is a modern, low-maintenance two-bedroom house located in the heart of St Peter Port. The ground floor accommodation comprises of a bright, spacious, open-plan kitchen and living space. Upstairs, the two double bedrooms feature fantastic vaulted ceilings and a well-appointed family bedroom. This property would make a fantastic first-time buy, low maintenance home or investment property.

ACCOMMODATION COMPRISING

Entrance Hall

9'10" x 4'11" (3m x 1.5m)
Tiled flooring.

Utility Cupboard

6'2" x 2'4" (2.8m x 0.7m)

Kitchen / Living Room

20' x 13'9" (6.1m x 4.2m)
Fitted with a range of wall and base units with black granite work surfaces over incorporating a 1½ sink and drainer. Original hard wood flooring. Three windows providing aspect to the front of the property.

FIRST FLOOR

Landing

6'3" x 3'11" (1.9m x 1.2m)

Bedroom 1

13'5" x 9'10" (4.1m x 3m)
Two windows providing aspect to the front of the property.

Bedroom 2

13'9" x 9'2" (4.2m x 2.8m)
Window overlooking the front of the property.

Bathroom

6'11" x 5'7" (2.1m x 1.7m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Tiled flooring.

Appliances

NEFF Four ring hob, NEFF extractor fan, NEFF oven, Hotpoint dishwasher and Indesit washer/dryer.

TRP: 112

Viewing: BY APPOINTMENT

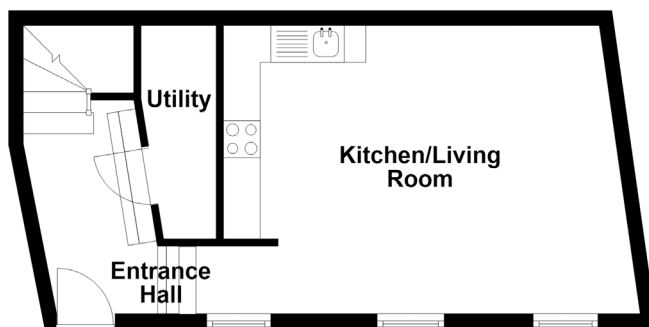
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric central heating.

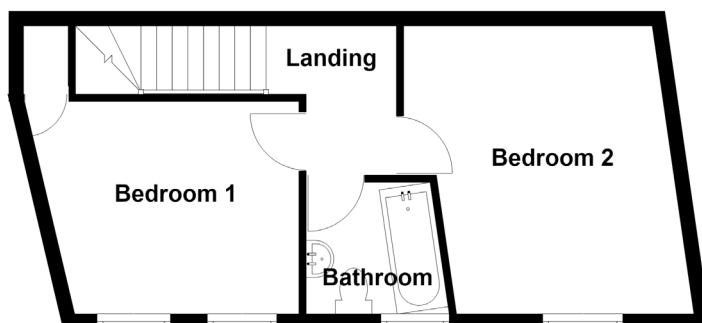
Construction: Cavity construction. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Ground Floor



First Floor



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