



No 3 The Palms

La Couture, St Peter Port, GY1 2DZ

 x3  x2 **PERRYS TOWN D1 TRP 117**

- Smart semi detached home
- Three bedrooms and two bath / shower rooms
- Stylish lounge / kitchen
- Enclosed lawned garden
- Parking for two cars
- Small development of three properties
- On outskirts of St Peter Port
- Low maintenance home or investment

£700,000

LOCAL MARKET

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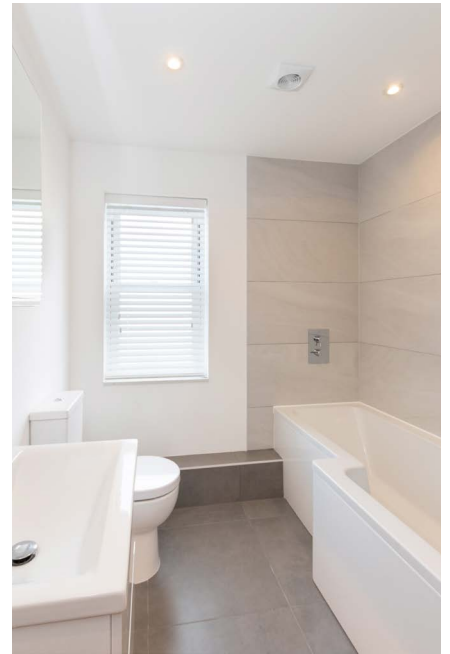


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About No 3 The Palms

A low maintenance, modern home or investment property, located on the outskirts of St Peter Port. Well presented throughout, the property offers three bedrooms served by two bath / shower rooms and a stylish lounge / kitchen enjoying an aspect over the lawned rear garden. Parking for two cars to the front.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

16'6" x 5'5" (5.03m x 1.65m)

Half glazed door to front. Double door cloaks cupboard incorporating electric meters. Wood effect flooring. Oak staircase to First Floor with storage below.

Bedroom 3

9'11" x 9'5" (3.02m x 2.87m)

Window to front.

Separate WC

7'7" x 4' (2.3m x 1.22m)

Two piece white suite comprising wall mounted wash hand basin with vanity unit below and concealed low level flush wc. Wood effect flooring.

Lounge / Kitchen

18' x 15'2" (5.49m x 4.62m)

A lovely light room, laid to wood effect flooring with a partly vaulted ceiling incorporating two velux roof lights. The kitchen area is fitted with a range of white high gloss base and wall units with work surface over incorporating a Franke one and half bowl, single drainer stainless steel sink. Pair of glazed doors, with window alongside, giving an outlook over, and access onto, the garden.

FIRST FLOOR

Landing

5'8" x 3'7" (1.73m x 1.1m)

Access to roof space via pull down loft ladder.

Bathroom

9'1" x 6'11" (2.77m x 2.1m)

Three piece white suite comprising bath with shower over, wash hand basin set in vanity unit with storage below and low flush wc. Airing cupboard. Tiled floor. Window to rear.

Bedroom 2

13'5" x 9'9" (4.1m x 2.97m)

Window to rear.

Bedroom 1

12'3" x 9'6" (3.73m x 2.9m)

Window to front.

Ensuite Shower Room

7'5" x 6'2" (2.26m x 1.88m)

Three piece white suite comprising corner shower unit, wash hand basin set in vanity unit with storage below and low flush wc. Tiled floor. Window to front.

OUTSIDE

Front

The property is approached over a brick paved driveway, where there is allocated parking for two cars in tandem immediately in front of the property.

Side

A part brick, part paved pathway leads through a pedestrian gate, down the side of the property and onto the...



Rear

Where there is an enclosed lawned garden bounded by hedging on two sides and 6 ft wooden panelling to the third. Paved patio to the immediate rear of the property. Timber built garden shed.

Appliances

Neff electric double oven. Neff microwave. Neff induction hob with stainless steel extractor fan over. Neff washing machine. Neff dishwasher. Neff fridge/freezer.

TRP: 117

Viewing: BY APPOINTMENT

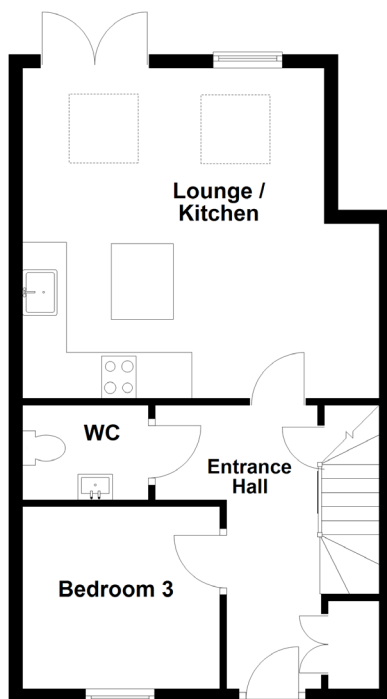
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric underfloor heating to ground floor and bathrooms. Electric panel heaters to Bedrooms 1 and 2.

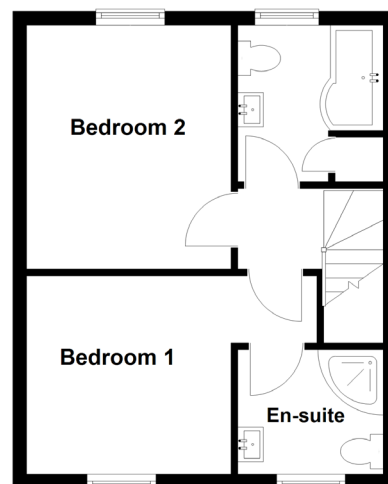
Construction: uPVC double glazed windows. uPVC fascias and soffits.

Price includes: As seen.

Ground Floor



First Floor



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