

**SOLE  
AGENT**



## 8 Upper Mansell Street

St. Peter Port, GY1 1LY

 x1  x1 **PERRYS 5H10 TRP 78**

- Charming terraced townhouse
- One bedroom and study/nursery
- Well proportioned kitchen
- Lounge/dining room with working fireplace
- Enclosed courtyard garden
- On street parking and rented parking nearby

**£425,000**

**LOCAL MARKET**

**swoffers**



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





## About

A charming terraced townhouse in a convenient location on the outskirts of St Peter Port. No 8 Upper Mansell Street has a good balance of accommodation with a well proportioned kitchen, a delightful lounge/dining room with a working fireplace opening onto an enclosed terrace and a double bedroom connected to a versatile nursery/study. The property is an ideal first time buy and with on street parking nearby and rented parking available early viewings are highly recommended.

## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### Entrance Hall

8'10" x 3'3" (2.7m x 1m)

#### Kitchen

17'9" x 8'4" (5.4m x 2.54m)

Fitted with a range of wall and base units with wooden worksurfaces over incorporating a sink with bowl and drainer. Windows providing aspect to the front.

#### Shower Room

10'2" (3.1) (max) x 2'11" (0.9) (min) x 11'6" (3.5) (max) x 2' (0.6) (min)

L-shaped

Fitted with a three piece suite of shower, wash hand basin and W.C. Fully tiled.

### FIRST FLOOR

#### Lounge / Diner

19' x 13'1" (5.8m x 4m)

Wooden flooring as laid. Windows providing aspect to the front and double doors providing access to the rear terrace. Working fireplace with tiled surround and hearth.

### SECOND FLOOR

#### Bedroom

11'10" x 11'6" (3.6m x 3.5m)

Windows providing aspect to the rear. Wooden flooring as laid.

#### Dressing Room / Study

12'6" x 6'7" (3.8m x 2m)

Windows providing aspect to the front.

### OUTSIDE

#### Front

The property is approached by a small tiled porch.

#### Rear

Small decked garden with bench seating. Fully enclosed private garden.

#### Appliances

Belling cooker, extractor fan, Hoover washing machine, Hotpoint fridge/freezer and Bosch slimline dishwasher.

TRP: 78

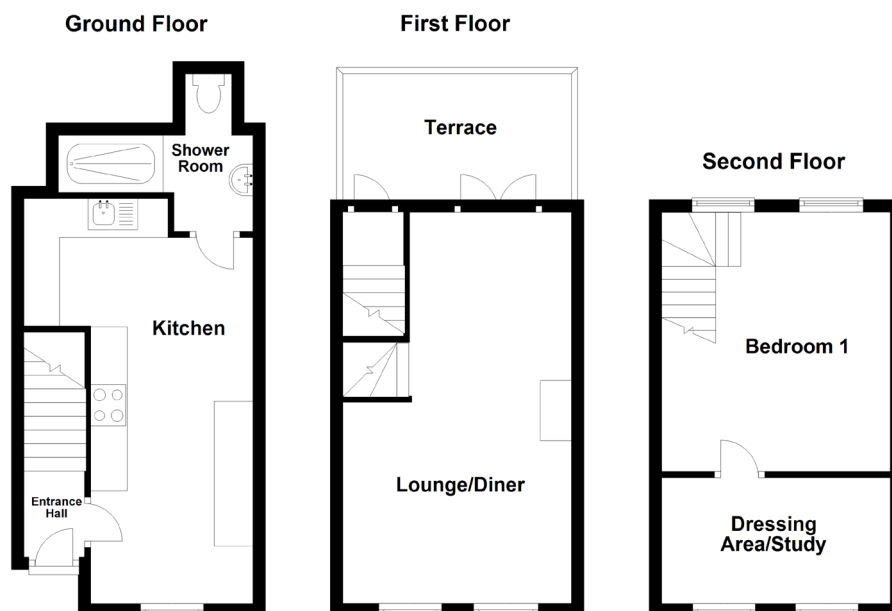
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

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

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



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