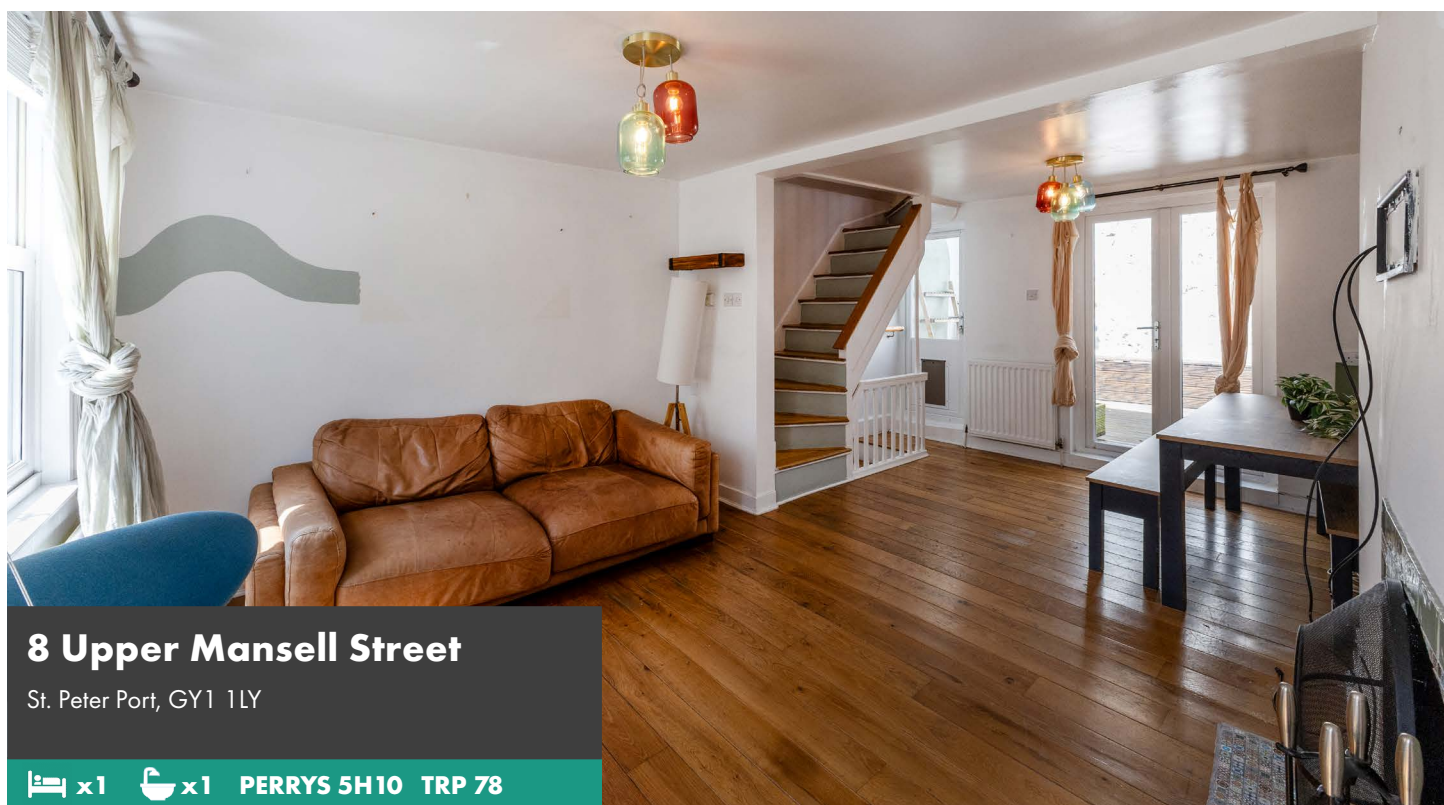


**SOLE
AGENT**



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

£399,950

LOCAL MARKET

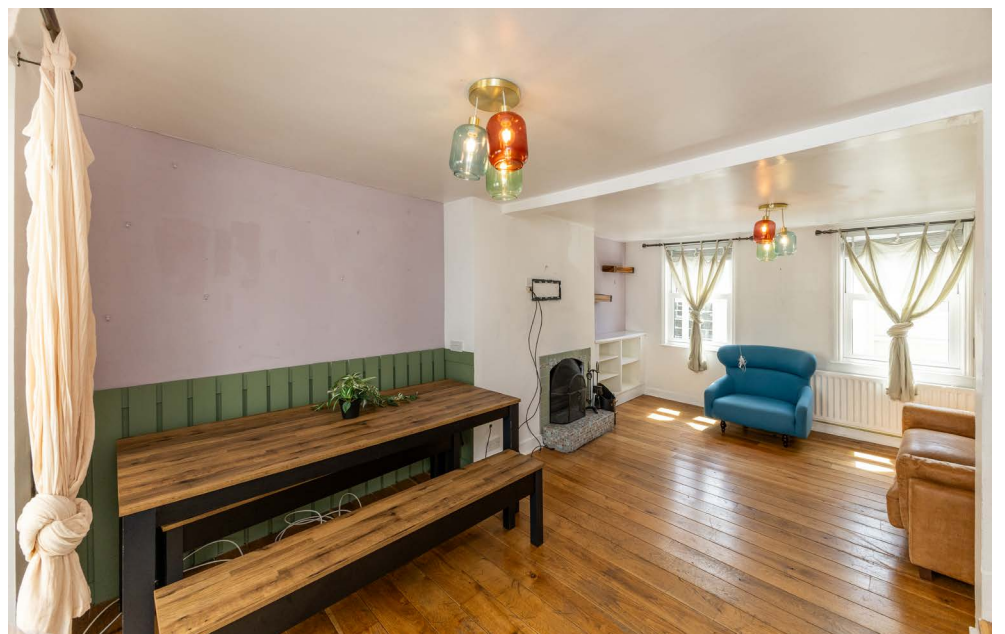
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





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

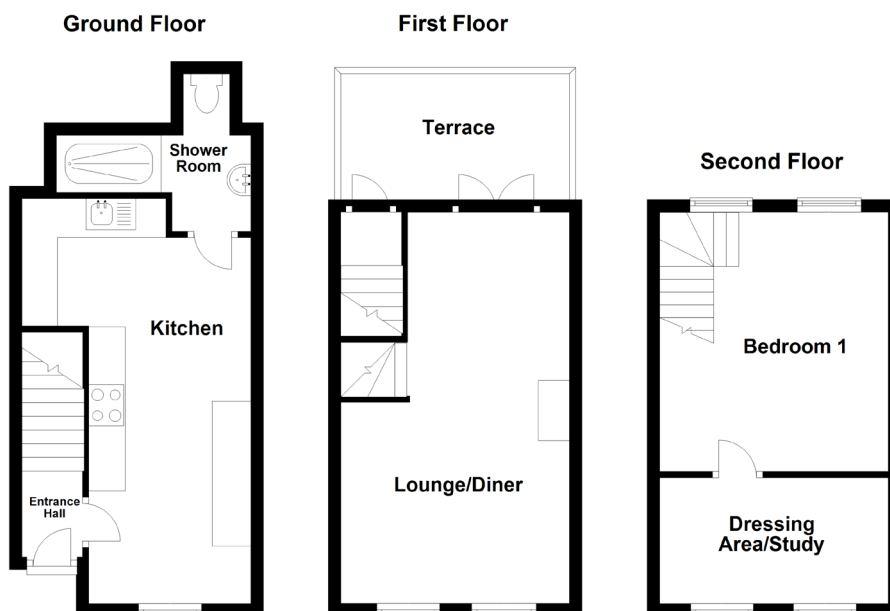
Viewing: BY APPOINTMENT

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.