

**SOLE  
AGENT**



## 58 Mount Durand

St Peter Port, Guernsey, Channel Islands, GY1 1DX

 x3  x1 TRP 145

- Located down a private track
- In need of complete renovation
- Semi detached house
- Offering up to three bedrooms
- Excellent sized plot
- Good on street parking
- Cash buyers only

**£450,000**

**LOCAL MARKET**

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





## About 58 Mount Durand

Tucked away down a private track and set well back from the main road, 58 Mount Durand is a distinctive semi-detached home occupying a generous plot of just under half an acre. Requiring complete renovation throughout, the property presents an exciting opportunity for a cash buyer to create a bespoke home or project.

Arranged over four levels, the accommodation currently comprises a lounge, kitchen, basement (with potential for a third bedroom), two bedrooms, and a separate loft room. The elevated position of the house allows for pleasant views across the garden, adding to its sense of privacy and potential.

### ACCOMMODATION COMPRISING

#### Entrance Hall

6'2" (1.88) x 3'8" (1.11) L-shaped

#### Kitchen

11'11" x 7'9" (3.63m x 2.36m)

Remnants of the old kitchen. Note: it is really a shell and purchaser would need to start from scratch. Gas boiler.

#### Lounge

22'7" max x 10'11" (6.88m max x 3.33m)

Integrated cupboards. Lovely aspect over the rear garden space.

#### BASEMENT

#### Utility Room

17'10" max x 10'6" (5.44m max x 3.2m)

#### Dining Room / Bedroom 3

16'9" x 10'9" (5.1m x 3.28m)

#### FIRST FLOOR

#### Landing

6'5" (1.95) x 6'2" (1.88) & 3'3" (1) min L-shaped

#### Bedroom 1

13'9" max x 11'1" (4.2m max x 3.38m)

Elevated views over the garden.

#### Bedroom 2

11'5" x 8'8" (3.48m x 2.64m)

Elevated views over the garden.

#### Bathroom

9'11" x 6'11" (3.02m x 2.1m)

Fitted with a four piece suite of bath, shower, pedestal wash hand basin and W.C.

#### SECOND FLOOR

#### Loft Room

21'9" x 8'10" (6.63m x 2.7m)

Eaves storage. Note: This room could be converted.

#### OUTSIDE

The property is accessed via a track from Mount Durand. There is good on street parking nearby. The grounds measure just under half an acre and are completely enclosed and comprise a wooden shed, brick built gardener's W.C. and a tiered garden with mature shrubs and woodland area.

TRP: 145

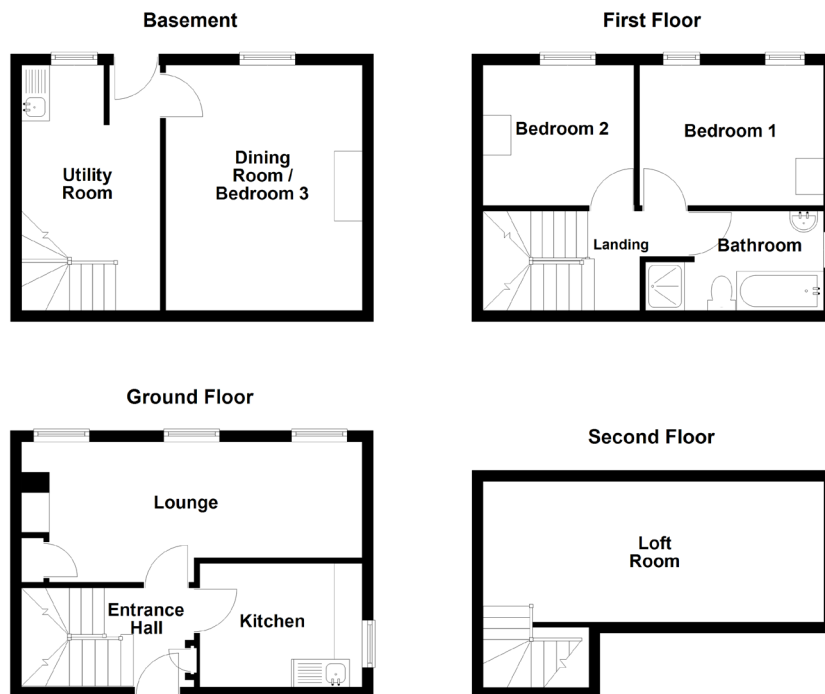
**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity, gas (not connected) and no drainage (currently macerator and soak away).

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

**Price includes:** As seen.



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