

**SOLE
AGENT**



Romson's Cove

Les Croutes, St Peter Port, GY1 1QJ

 x1  x1 **TRP 68**

- Charming terraced home
- Located on the outskirts of St Peter Port
- Bright reception room, one bedroom, and a modern bathroom
- Kitchen with potential to extend, subject to the necessary planning permissions
- Private gravelled garden and a full-footprint basement
- Ample on-street parking available nearby

£390,000

LOCAL MARKET

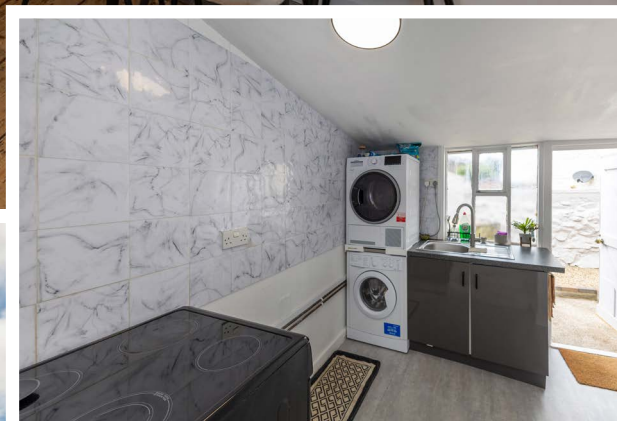
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Romson's Cove

Romson's Cove is a charming terraced property situated on the outskirts of St Peter Port. Renovated by the current owners, the property comprises a bright reception room, a kitchen with scope for extension subject to the necessary planning permissions, one bedroom, and a modern bathroom.

Externally, the property benefits from a private gravelled garden and a basement room spanning the full footprint of the house. There is also ample on-street parking available nearby.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

12'6" max x 5'6" (3.8m max x 1.68m)
Steps down to the half landing.

Lounge

12'6" x 11'1" (3.8m x 3.38m)
Dual aspect. Fitted with base units with shelving.
Plenty of space for a dining table.

Half Landing

3'4" x 2'9" (1.02m x 0.84m)
Cupboard housing the immersion heater. Three steps down to...

Kitchen

9'3" x 8'7" (2.82m x 2.62m)
Fitted with a range of wall and base units.

FIRST FLOOR

Half Landing

5'7" x 2'8" (1.7m x 0.81m)

Landing

2'8" x 2'6" (0.81m x 0.76m)

Bathroom

7'2" x 5'9" (2.18m x 1.75m)
Fitted with a three piece suite of bath with rain shower and hand held shower over, wash hand basin with storage below and W.C.

Bedroom 1

12'8" x 11'5" (3.86m x 3.48m)
A lovely bright room with dual aspect.

OUTSIDE

Front

Where there is a small fore garden.

Rear

Where there is a courtyard garden laid to patio and gravel. From the courtyard is a door leading to...

Basement

16'9" x 12'6" (5.1m x 3.8m)
This basement runs all the way along the underneath of the property and is an ideal storage area.

Appliances

Hotpoint oven, Schott Ceran hob, freestanding Indesit washing machine, freestanding Hoover fridge/freezer.

TRP: 68

Viewing: BY APPOINTMENT

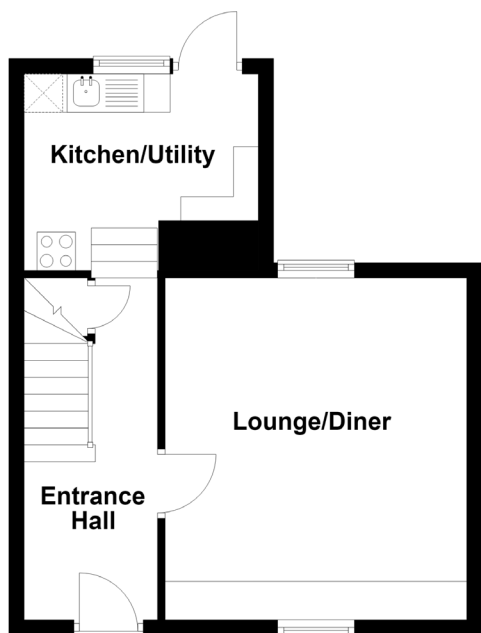
Possession: BY ARRANGEMENT

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

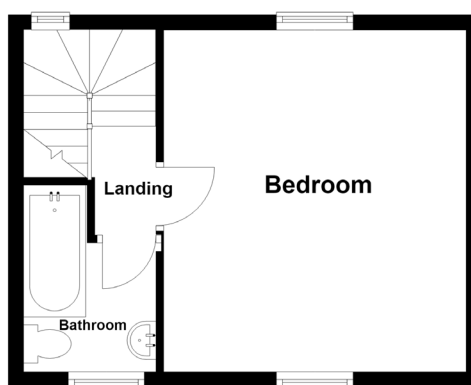
Construction: Granite and single block. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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