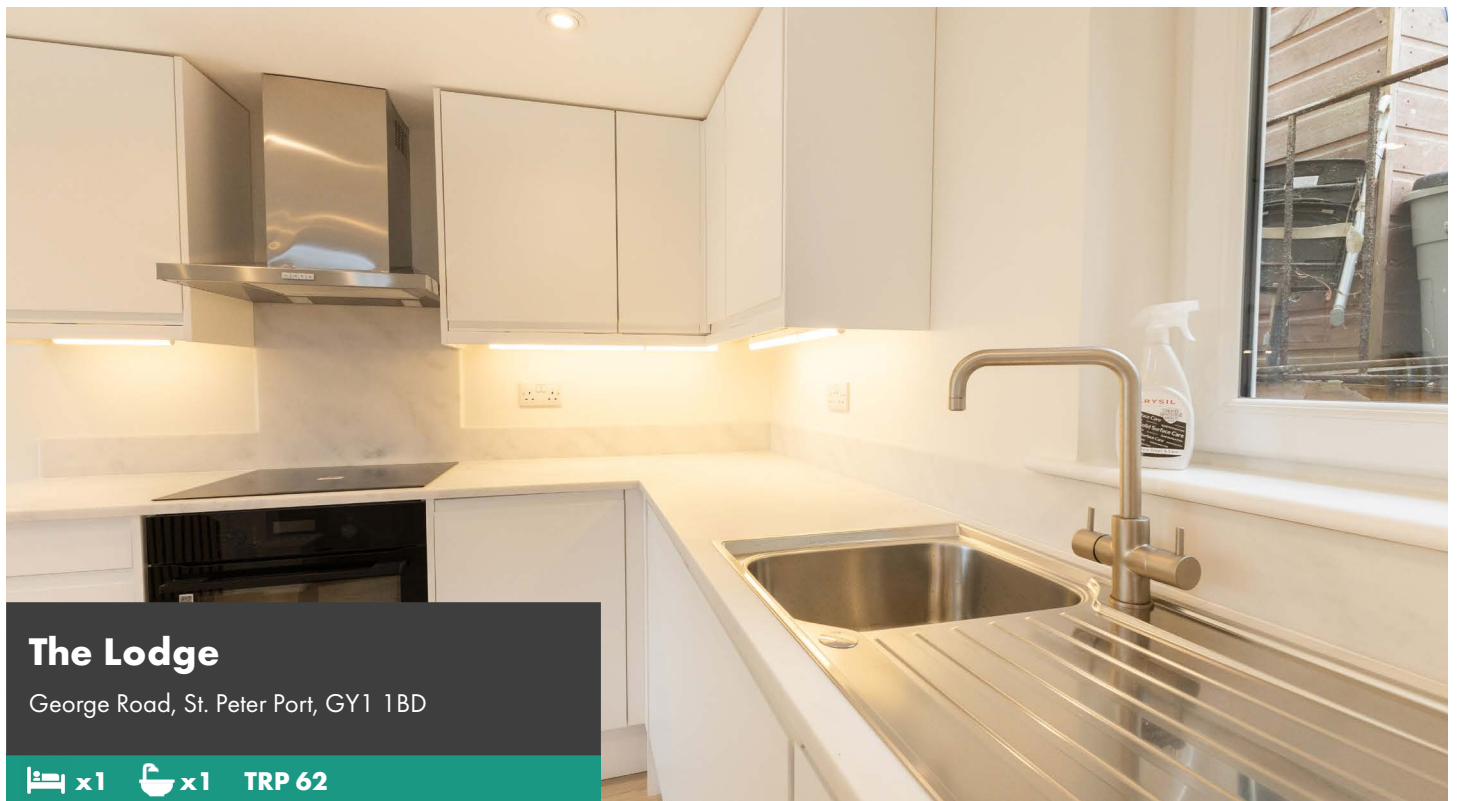




The Lodge

George Road, St. Peter Port, GY1 1BD

🛏 x1 🚿 x1 TRP 62

- Detached house
- Lounge and open kitchen
- Extensively renovated by the current owner
- Short walk to town centre
- Good size double bedroom
- Good first time buyers home or investment property

£435,000

LOCAL MARKET

swoffers



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01481 711766

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





About The Lodge

Situated on the outskirts of St Peter Port, this detached house is quietly tucked away while offering well-proportioned immaculate accommodation arranged over two floors. The property has been extensively refurbished throughout by the current owner, creating a stylish and comfortable home ready to move straight into. The ground floor comprises a bright, open-plan lounge and kitchen, while upstairs features a three-piece bathroom and a generous double bedroom.

Ideal for first-time buyers or investors, this beautifully refurbished home could also make an excellent investment opportunity.

ACCOMMODATION COMPRISING

Lounge

12'10" x 9'4" (3.9m x 2.84m)

Fitted understairs cupboard.

Kitchen

12'9" x 8' (3.89m x 2.44m)

Fitted with a brand new kitchen with a range of white units with quartz countertops.

FIRST FLOOR

Landing

4'2" x 2'7" (1.27m x 0.79m)

Window to front. Access to boarded loft space.

Bathroom

5'6" x 5'5" (1.68m x 1.65m)

Fitted with a three piece white suite. Tiled walls. Window to front.

Bedroom

14'10" x 14'2" (4.52m x 4.32m)

Bay window overlooking side of the property.

OUTSIDE

Front

The property is approached from the roadside via a right-of-way over an adjoining property known as "Locarno". This right-of-way gives access to the front door of 'The Lodge'.

Appliances

AEG induction hob, AEG oven, AEG dishwasher, integrated fridge/freezer.

TRP: 62

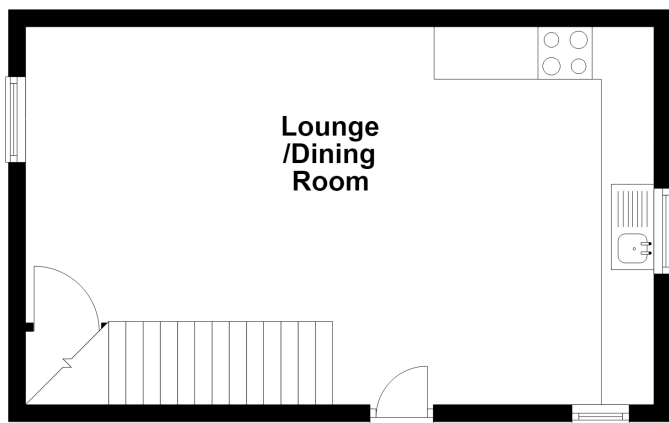
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

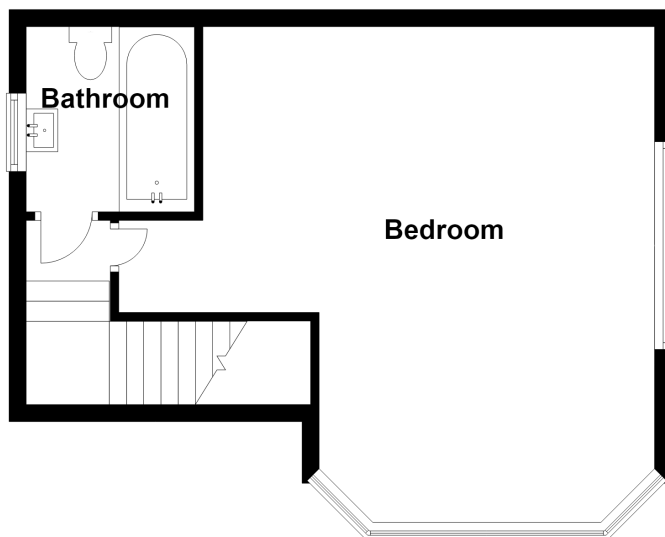
Services: All mains. Gas central heating. **Construction:** Block built. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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