



## Ivy Cottage

Green Lanes, St. Peter Port, Guernsey, GY1 ITN

£749,000

Open Market | Sole Agent



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

01481 711766

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



Semi-detached house  
 Close proximity to St. Peter Port amenities  
 Two double bedrooms

Good size garden to rear  
 Plenty of parking  
 Single garage





## About Ivy Cottage

'Ivy Cottage' is a semi-detached house located in a convenient location with close proximity to the amenities of St. Peter Port. The accommodation offers a sitting room, dining room, kitchen and utility room on the ground floor with two double bedrooms and two bath/shower rooms to the first floor.

Externally, the property benefits from a good size rear garden and plenty of parking including a single garage to the front.

## ACCOMMODATION COMPRISING

### Entrance Hall

6'3" x 15'3" (1.9m x 4.65m)

### Dining Room

12'10" x 13'5" (3.9m x 4.1m)

Double doors to rear.

### Living Room

12'10" x 13'5" (3.9m x 4.1m)

Tiled fireplace.

### Kitchen

9'10" x 8'8" (3m x 2.64m)

### Utility Room

9'10" x 5'11" (3m x 1.8m)

### Single Garage

17'3" x 8' (5.26m x 2.44m)

## FIRST FLOOR

### Bedroom 1

13'5" x 10'10" (4.1m x 3.3m)

Built in double wardrobe.

### Ensuite Bathroom

6'11" x 5'5" (2.1m x 1.65m)

Consists of three piece suite.

### Bedroom 2

13'5" x 10'10" (4.1m x 3.3m)

Built in double wardrobe.

### WC

2'7" x 6'11" (0.79m x 2.1m)

### Hallway

12'2" x 8'6" (3.7m x 2.6m)

Loft access.

### Family Bathroom

7'7" x 6'7" (2.3m x 2m)

Consists of three piece suite.

### Appliances

Miele washing machine.

## OUTSIDE

### Front

There is a shared driveway entrance giving access to a gravelled parking area for 4 to 5 cars. Access to single garage.

### Rear

Immediately to the rear is a patio with steps leading to an area of lawned garden. A pathway leads down one side of the property to the front.

**Viewing:** BY APPOINTMENT

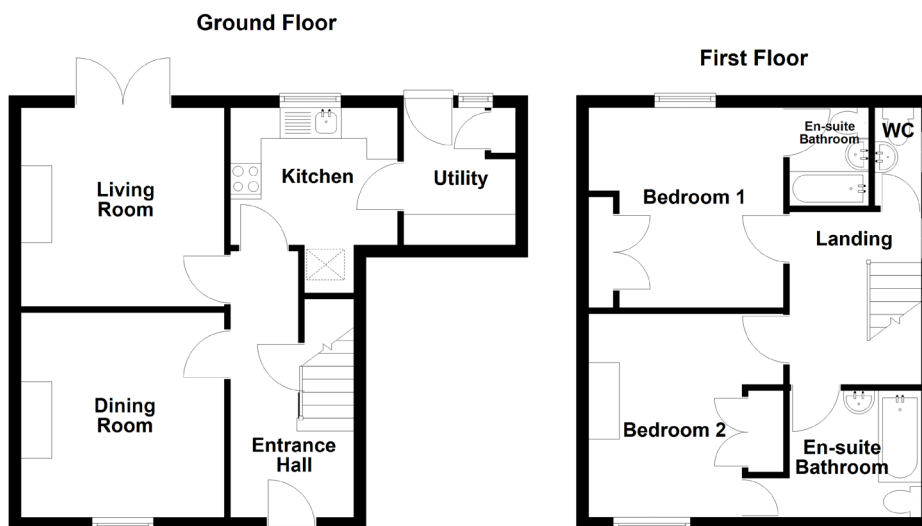
**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage.

Gas central heating.

**Construction:** uPVC double glazing.

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



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