



## Park Way

Guelles Lane, St. Peter Port, Guernsey, GY1 2DD

£895,000

Open Market | Sole Agent



**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk) | 01481 711766

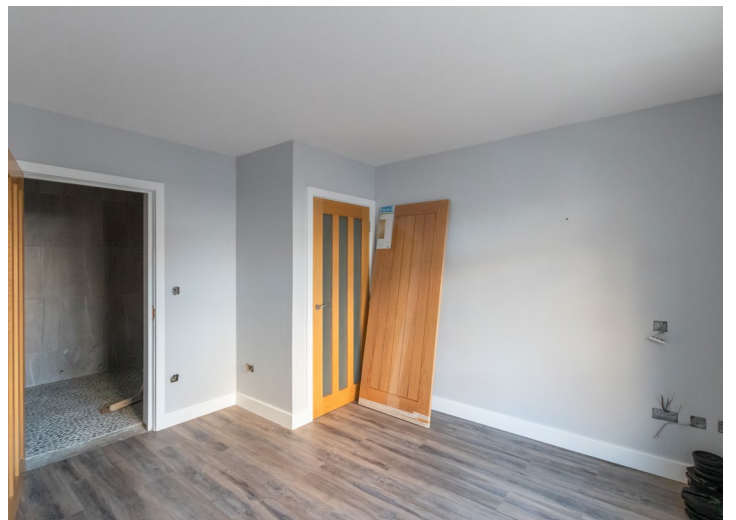
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



## Detached home

- Well-proportioned accommodation
- Elevated position with pleasant outlook
- Planning approval for further extension
- Currently uninhabitable and in need of renovation
- Parking and low maintenance garden





## About Park Way

Park Way is a well-proportioned property located in a quiet lane in St. Peter Port. The property presents an opportunity for the new owner to renovate to taste to create a wonderful home. Currently the property is uninhabitable and extensive works are required to complete the renovation. Currently offering approximately 3,000sqft with planning permission granted to further extend the property to the rear and also to create an enclosed garage area to the front. For more information please contact the Open Market team on 01481 711766.

### ACCOMMODATION COMPRISING

#### Entrance Hall

21' x 4'3" (6.4m x 1.3m)

#### Hallway

18'10" x 4'7" (5.74m x 1.4m)

#### Bedroom 4

11'6" x 11'10" (3.5m x 3.6m)

#### Ensuite Shower Room

6'5" x 6'11" (1.96m x 2.1m)

#### Bedroom 3

6.5 x 13'9" x 11'2" (6.5 x 4.2m x 3.4m)

#### Ensuite Shower room

9'6" x 5'9" (2.9m x 1.75m)

#### Utility Room

8'6" x 5'3" (2.6m x 1.6m)

#### Family Bathroom

5'7" x 8'2" (1.7m x 2.5m)

#### HALLWAY

#### Bedroom 2

12'6" x 17'5" (3.8m x 5.3m)

#### Ensuite Bathroom

7'7" x 7'10" (2.3m x 2.4m)

#### FIRST FLOOR

#### Kitchen/Dining/Living Room

28'7" x 23'7" Max (8.7m x 7.2m Max)

#### Bedroom 1

16'5" x 12'10" (5m x 3.9m)

#### Ensuite Bathroom

12'6" x 8'6" (3.8m x 2.6m)

#### OUTSIDE

#### Front

There is a gravelled drive providing parking for three to four vehicles.

#### Side and Rear

A low maintenance garden with high boundary walls.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

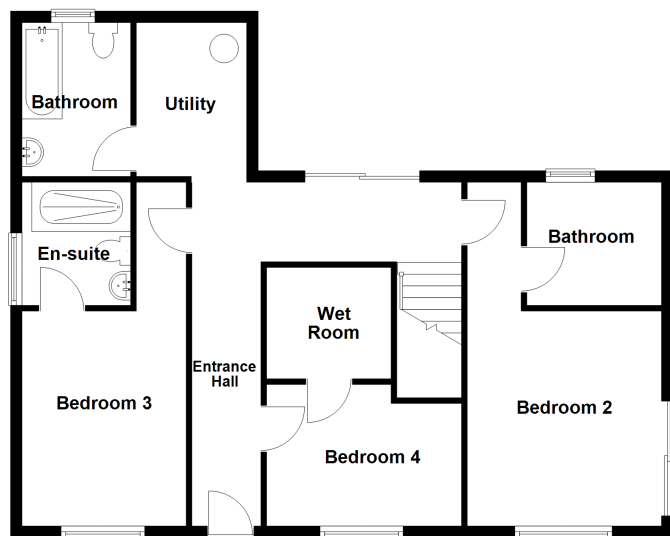
**Services:** Mains water, electricity and drainage.

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

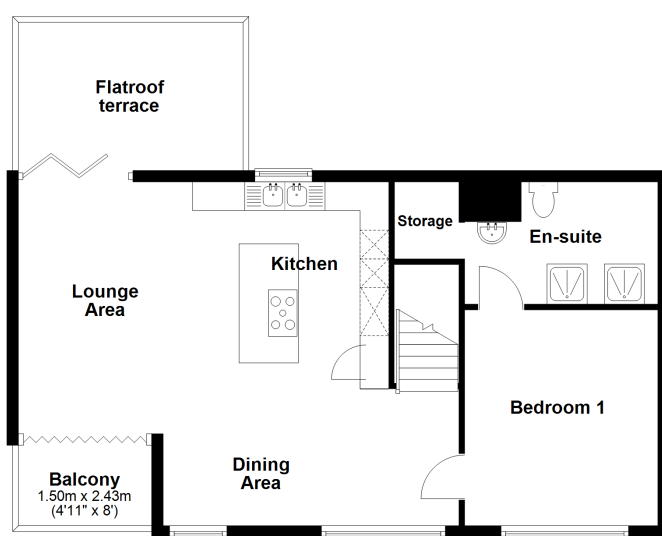
**Price includes:** As seen.

**TRP:** 280

Ground Floor



First Floor



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