



# 1 Clos De Bas

Green Lanes, St. Peter Port, GY1 1TS

OPEN MARKET £825,000

Semi detached home | Two bedrooms and one bathroom | Light and airy throughout

Lovely elevated position | Situated in a quiet clos in St Peter Port

Walking distance of Town | Parking for up to two cars plus garage | Garden and patio area



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## About 1 Clos De Bas

'1 Clos De Bas' is a two bedroom, end of terrace home situated on a well-established clos in St Peter Port and within walking distance of town and amenities. The property features a fantastic kitchen / diner and sitting room on the first floor benefitting from an abundance of natural light. The top floor offers two bedrooms and shower room while the ground floor provides a versatile utility area and WC which could perhaps be used as an additional bedroom subject to some minor changes. Outside there is a west facing garden which runs along one side of the house and to the rear, with the additional of a patio area. There is parking for two cars plus a garage, with scope to potentially create more parking to the side if required.

### ACCOMMODATION COMPRISING

#### Entrance Hall

15'5" x 6'11" (4.7m x 2.1m)

#### Garage

15'5" x 8'2" (4.7m x 2.5m)

#### Utility Area / Boot Room

15'9" x 11'9" (4.8m x 3.58m)

Fitted with a range of wooden wall and base units with marble effect work surfaces.

#### Separate WC

5' x 4'6" max (1.52m x 1.37m max)

Fitted with a two piece white suite. Small storage cupboard.

#### First Floor Landing

6'4" x 2'10" (1.93m x 0.86m)

Airing cupboard.

#### Kitchen / Dining Area

16'6" x 12'2" (5.03m x 3.7m)

Fitted with a range of wooden wall and base units with marble effect work surfaces incorporating one and half bowl stainless steel sink and drainer.

#### Sitting Room

16'3" x 14'8" (4.95m x 4.47m)

Stairs lead to...

#### Second Floor Landing

6'11" x 5'11" max (2.1m x 1.8m max)

Cupboard and access to loft space.

#### Bathroom

8'10" x 7'2" (2.7m x 2.18m)

Fitted with a four piece white suite comprising of walk in shower, wash hand basin, wc and bidet.

#### Bedroom 2

14'9" x 8'7" (4.5m x 2.62m)

Wash hand basin and vanity unit. Wardrobes.

#### Bedroom 1

15'9" x 14'5" (4.8m x 4.4m)

Extensive run of wardrobes and chest of drawers. Cupboard.

### OUTSIDE

#### Front

To the front of the property there is parking for up to 2 cars. Small lawned area. Scope to create more parking to the side if required.

#### Side

Paved pathway and lawned area.

#### Rear

West facing patio area and lawned garden. Garden shed.



### Appliances

Hotpoint dishwasher, Neff oven, Hotpoint hob, extractor fan over, Hotpoint washing machine, Hotpoint tumble drier and Neff fridge.

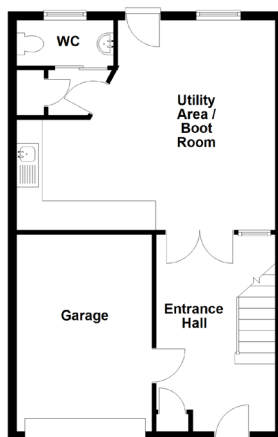
**Viewing:** By Appointment.

**Possession:** By Arrangement.

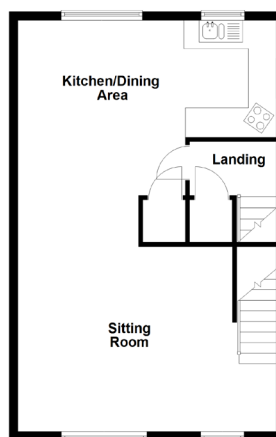
**Services:** All mains. Full oil fired central heating. uPVC double glazed windows.

**Price includes:** Curtains, carpets, light fittings and appliances as listed.

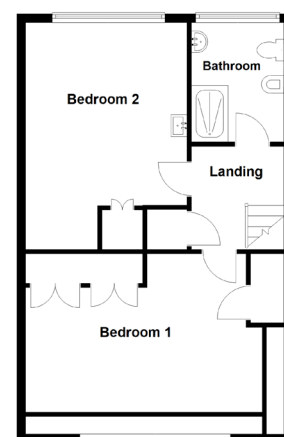
Ground Floor



First Floor



Second Floor



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