

Estate Agents—Property Management—Valuers—Property Consultants—Auctioneers

ST. PETER PORT  
£192,000  
OFFERS INVITED



- Central Location
- Double Bedroom
- Double Glazing
- Possible Investment Opportunity
- Good On Street Parking
- TRP 96
- Perry's 17 G3
- Ref LM0181

Located close to central St Peter Port and its amenities, this one bedroom terraced house is fully double glazed and whilst some cosmetic upgrading would be beneficial it affords any potential purchaser the opportunity to buy a house in the price range rarely seen. There is good on street parking and to the rear of the property there is a shared courtyard. We believe this to be an ideal opportunity for both first time buyers and investors.

**Accommodation:** One double bedroom, kitchen, lounge/diner, bathroom and courtyard.

## ST PETER PORT

**Lounge :** 12'10 x 10' uPVC semi glazed entrance door, fitted laminate flooring, fitted meter cupboard, one window with views to the front, door leading to...



**Kitchen :** 10'1 x 8' Fitted kitchen comprising of base and wall units, stone effect laminate work surface incorporating a single bowl sink and drainer unit in stainless steel, appliances include a Tricity Bendix oven, Tricity Bendix washing machine, Hotpoint fridge/freezer and a Hotpoint tumble dryer, one window with views to the rear, door as access to the rear courtyard and stairs to the first floor.

**Bedroom:** 12'1" x 11'3" Access to the attic, one window with views to the front and door leading to...



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**Bathroom: 11'8" x 5'8"**  
Three piece bathroom suite comprising of a w.c. with low-level flush, pedestal wash hand basin and a panelled bath, one window with views to the rear...



**Outside rear:** A shared courtyard is accessed via the kitchen door.



**Services:** Mains electric, water, and drainage.  
**TRP:** TRP 96  
**Viewing:** Strictly through ourselves, Alpha Estates Ltd, the vendors agents.  
**Possession:** By arrangement.  
**Included in sale:** Carpet, curtains and light fittings and appliances as listed  
**Perry's Guide:** 17 G3

Please note whilst every care is taken in preparing these details, we cannot guarantee their accuracy nor do they form a contract or part thereof.