

£649,000



La Mouette, Green Lanes, St Peter Port

Perry's guide reference: 16 D4



- Detached 4 Bed House
- With Distant Sea Views
- Large Plot, Potential To Extend
- Single Garage & Parking
- Western Outskirts Of Town
- TRP 152

Description

A detached property conveniently situated on the western outskirts of St Peter Port, set on a large plot with distant sea views.

Offering accommodation set over two floors, which includes a kitchen/diner, separate lounge, a snug/dining room, bedroom and bathroom on the ground floor, with two double bedrooms at first floor level. The property does require upgrading throughout however has potential to create a sizeable family home, with space to extend the existing accommodation (subject to Planning).

Externally, the property further benefits from a good-sized enclosed rear, side and front garden with a single garage and parking. Internal viewing highly recommended by Mawson Collins.















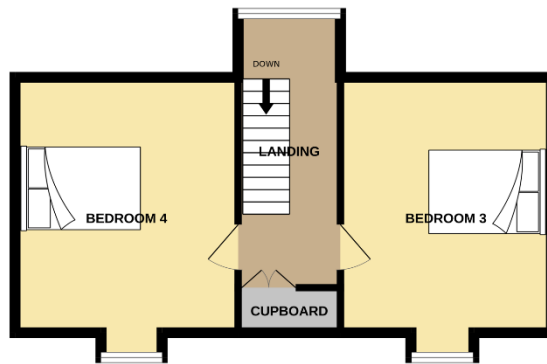




GROUND FLOOR



1ST FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

New World gas cooker and hob

LEC under-counter fridge with freezer compartment

Room Measurements

GROUND FLOOR

Entrance Porch	4' 3" x 2' 2" (1.30m x 0.66m)
Entrance Hall	21' 2" x 5' 6" (6.44m x 1.67m)
Inner Hall	6' 1" x 3' 6" (1.86m x 1.06m)
Cupboard	5' 3" x 3' 5" (1.59m x 1.03m)
Lounge	14' 0" x 11' 2" (4.26m x 3.41m)
Kitchen Area	11' 3" x 8' 0" (3.44m x 2.44m)
Dining Area	10' 4" x 8' 10" (3.14m x 2.68m)
Snug/Bedroom	11' 4" x 10' 3" (3.45m x 3.13m)
Bedroom 1	14' 0" x 9' 0" (4.27m x 2.75m)
Bathroom	11' 1" x 6' 5" (3.39m x 1.95m)

FIRST FLOOR

Landing	13' 10" x 4' 4" (4.22m x 1.32m)
Bedroom 3	12' 6" x 11' 11" (3.80m x 3.63m)
Bedroom 4	12' 5" x 10' 11" (3.79m x 3.34m)

EXTERIOR

Garage	17' 0" x 10' 4" (5.19m x 3.14m)
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Possession

By arrangement.

Services

Mains water, electricity, gas and drainage. uPVC double glazing.

The property is of single block construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.