

£575,000



Mirabelle, 8 Glebe Clos, La Neuve Rue, St Peter Port

Perry's guide reference: 16 D3



- Spacious 3 Bedroom Semi-Detached Home
- Within Centrally Located Clos
- Close To Local Amenities
- Enclosed Easy To Maintain Garden
- Garage & Parking For Several Cars
- TRP 127

Description

Mirabelle is a spacious semi-detached home situated within a clos of similar properties, in a convenient central position, close to local amenities.

The light and bright accommodation comprises an open plan kitchen/lounge/diner and double bedroom on the ground floor. The first floor offers two further double bedrooms, a bathroom and separate W.C.

Externally, there is an enclosed easy to maintain garden, a garage and parking to the front of the property. A well-proportioned family home which could benefit from some upgrading.







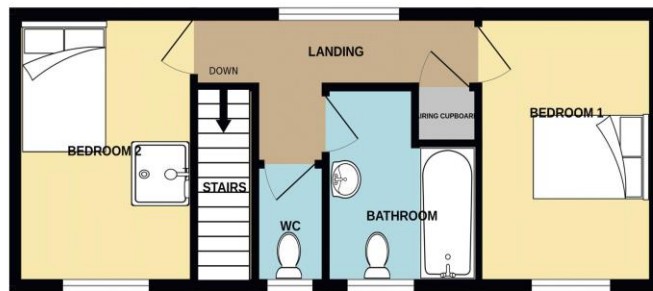




GROUND FLOOR



1ST FLOOR



Appliances

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

Appliances include:

- Rangemaster electric double oven & grill, with a gas hob
- Brushed steel extractor fan

Room Measurements

GROUND FLOOR

Entrance Hall	17' 5" x 6' 7" (5.32m x 2.00m)
Lounge Area	12' 7" x 11' 8" (3.84m x 3.56m)
Dining Area	11' 5" x 6' 11" (3.49m x 2.10m)
Kitchen Area	11' 1" x 7' 8" (3.37m x 2.34m)
Bedroom 3	11' 8" x 8' 9" (3.56m x 2.66m)

FIRST FLOOR

Landing	7' 0" x 6' 2" (2.13m x 1.89m)
Inner Landing	6' 7" x 2' 11" (2.00m x 0.88m)
Airing Cupboard	2' 9" x 2' 7" (0.83m x 0.80m)
Bedroom 2	11' 9" x 8' 10" (3.57m x 2.68m)
Bathroom	8' 6" x 5' 9" (2.60m x 1.75m)
W.C.	5' 8" x 3' 3" (1.73m x 0.98m)
Bedroom 1	12' 4" x 10' 0" (3.77m x 3.06m)

EXTERIOR

Garage	17' 1" x 12' 11" (5.20m x 3.94m)
Shed	7' 11" x 6' 0" (2.42m x 1.84m)



Possession

By arrangement.

Services

Mains electric, water, gas and drainage.
Gas central heating. uPVC double glazing.

The property is of cavity 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.