

£399,000



## 16 Mount Durand, St Peter Port

Perry's guide reference: 5 H9



- Large Period Town Property
- With Up To 6 Beds, 2 Baths
- Renovation Opportunity
- Situated On Outskirts Of Town
- Elevated Position, Town & Sea Views
- TRP 190

### Description

A large Listed town house located on the western outskirts of St Peter Port requiring extensive renovation.

The current accommodation offers a kitchen/diner, lounge, bathroom and W.C. on the ground floor, with three/four double bedrooms on the first floor and two further double bedrooms, a kitchenette and shower room on the second floor.

Externally, there is an elevated lawned garden to the rear, enjoying town and sea views, with a shed/workshop providing external storage.

With lots of potential, internal viewing of this spacious property is highly recommended.













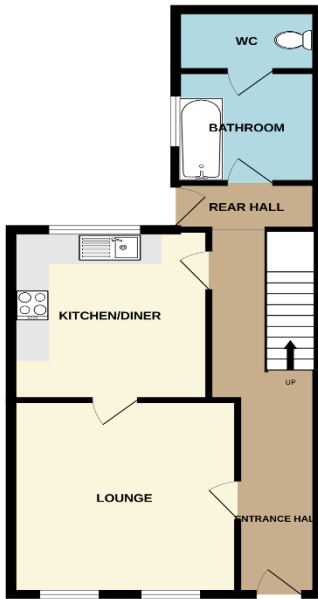




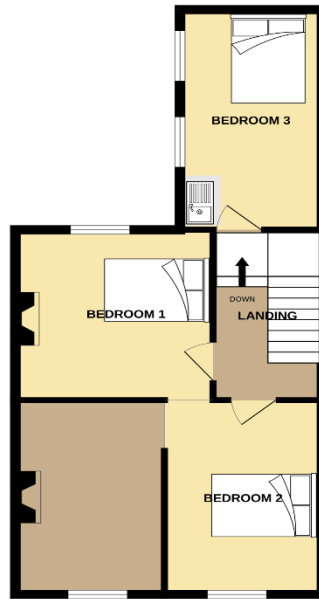




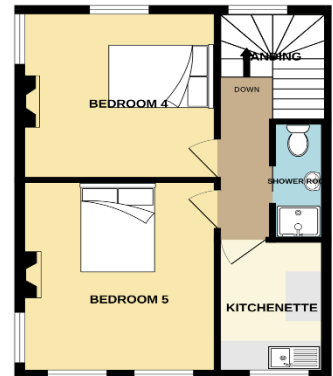
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Appliances

To include the fitted flooring, any curtains/window coverings and light fittings.

Appliances include:

Hotpoint electric oven, grill & hob (partially functioning)

### Room Measurements

#### GROUND FLOOR

Entrance Hallway	24' 1" x 4' 6" (7.33m x 1.36m)
Lounge	12' 10" x 12' 8" (3.91m x 3.86m)
Kitchen	11' 9" x 11' 1" (3.59m x 3.37m)
Rear Hall	7' 11" x 3' 1" (2.42m x 0.93m)
Bathroom	7' 11" x 7' 5" (2.41m x 2.25m)
W.C.	6' 11" x 4' 1" (2.10m x 1.24m)

#### FIRST FLOOR

Landing	11' 11" x 6' 2" (3.63m x 1.87m)
Bedroom 3	15' 9" x 7' 9" (4.79m x 2.36m)
Bedroom 1	11' 5" x 11' 4" (3.48m x 3.46m)
Bedroom 2	12' 10" x 8' 10" (3.92m x 2.69m)
Bedroom 4	12' 10" x 8' 10" (3.92m x 2.69m)

#### SECOND FLOOR

Landing	15' 2" x 6' 1" (4.63m x 1.85m)
Shower Room	7' 9" x 3' 1" (2.37m x 0.95m)
Bedroom 5	11' 4" x 11' 2" (3.46m x 3.41m)
Bedroom 6	12' 10" x 12' 8" (3.91m x 3.87m)
Kitchenette	10' 0" x 6' 6" (3.06m x 1.97m)

#### EXTERIOR

Shed/Workshop	12' 4" x 6' 8" (3.77m x 2.04m)
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**Possession**

By Arrangement.

**Services**

Mains water, electricity and drainage.

The property is of brick construction and is Heritage Listed.

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.