

MAWSON COLLINS

PROPERTY SPECIALISTS



£515,000



8 Bruce Lane, St Peter Port

Perry's guide reference: 17 G4



- Characterful Town Property
- Accommodation Over Four Floors
- Offering 2-3 Double Bedrooms
- Stunning Sea Views & Terraced Garden
- Rented Parking In Vicinity
- TRP 162

A quirky and characterful property, located in a quiet residential area and within easy walking distance of the centre of town. Set over four floors, the light and spacious accommodation comprises a reception room with multi-fuel stove, kitchen and utility room on the ground floor, a bathroom and double bedroom on the first floor, a further double bedroom or reception room on the second floor and a double bedroom on the top floor, with all of the rooms on the upper floors enjoying stunning sea and island views.

Externally, there is a private low maintenance terraced garden and in addition, there is good on-street parking in the nearby vicinity and the option of rented parking in the area. The property also has lapsed plans to create a double garage under the terrace. In addition, there are current plans to extend the property at both the rear and the front, providing further accommodation.

An enchanting property in a fantastic location ideal for those looking to move up the ladder or as a buy to let investment, viewing highly recommended by Mawson Collins.



















GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



Appliances

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

Neff electric oven

Hotpoint electric hob

Brushed steel extractor fan

Bosch integrated dishwasher

Integrated fridge/freezer

Room Measurements

GROUND FLOOR

Entrance Hallway	14' 11" x 6' 7" (4.55m x 2.00m)
Lounge/Diner	13' 10" x 12' 8" (4.22m x 3.87m)
Kitchen	10' 8" x 8' 7" (3.26m x 2.62m)
Utility Room	9' 2" x 5' 6" (2.79m x 1.67m)

FIRST FLOOR

Landing	7' 1" x 6' 11" (2.15m x 2.12m)
Bedroom 1	14' 4" x 12' 11" (4.37m x 3.93m)
Bathroom	7' 4" x 6' 7" (2.24m x 2.01m)

SECOND FLOOR

Landing	6' 9" x 6' 11" (2.05m x 2.12m)
Sitting Room/Bedroom	13' 10" x 12' 8" (4.22m x 3.87m)

THIRD FLOOR

Bedroom 2	14' 5" x 13' 7" (4.39m x 4.14m)
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Possession

By arrangement.

Services

Mains water, electricity and drainage. Electric heating. uPVC double glazing.

We understand this property to be of traditional 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.