

# Autumn Cottage

La Gibauderie - St Peter Port - GY1 1XP

Price £695,000



REF: 2098

TRP: 133



- A detached 3 bedroom bungalow with further development potential\*.
- Located in a convenient location for Town.
- 2 doubles and 1 single bedroom.
- Lounge, kitchen/diner, bathroom & utility porch.
- Gardens to front & rear, driveway & parking.
- Perry's Guide - 17 E4



















GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### **ENTRANCE HALL**

Half glazed UPVC door leading to entrance hall with doors off to all rooms. Cupboard housing hot water cylinder and hatch to loft space.

#### **LOUNGE 3.91m (12'10") x 3.63m (11'11")**

Lounge with feature fireplace, window to front and radiator.

#### **BEDROOM 2 3.93m (12'11") x 3.61m (11'10")**

Double bedroom with feature fireplace, storage cupboard, window to front and radiator.

#### **BEDROOM 1 3.95m (13'0") x 3.29m (10'10")**

Double bedroom with window to side and radiator.

#### **BEDROOM 3 2.95m (9'8") x 2.76m (9'1")**

Good single bedroom with window to rear and radiator.

#### **BATHROOM 3.12m (10'3") x 1.7m (5'7")**

Fully tiled and fitted with a four piece suite in white comprising bath, quadrant shower, wash hand basin set on vanity unit and WC. Heated towel rail and two windows to rear.

#### **KITCHEN/DINER 6.31m (20'8") Max x 3.91m (12'10") Max**

Good entertaining space with storage cupboards and display shelves. Kitchen fitted with range of wall and base units in Dark wood finish with black laminate worktops over incorporating a 1½ ceramic sink and drainer. Appliances include an AEG double oven, Indesit microwave, stainless steel gas hob with Cooke and Lewis extractor hood over, Hotpoint dishwasher and LG American style fridge/freezer. Windows to side and half glazed wooden door to rear. Radiator.

#### **UTILITY PORCH 5.38m (17'8") Max x 2.18m (7'2") Max**

L-shaped porch with single glazed windows to side and rear, AEG washing machine and Indesit, tumble dryer. Door to rear garden.

#### **EXTERIOR**

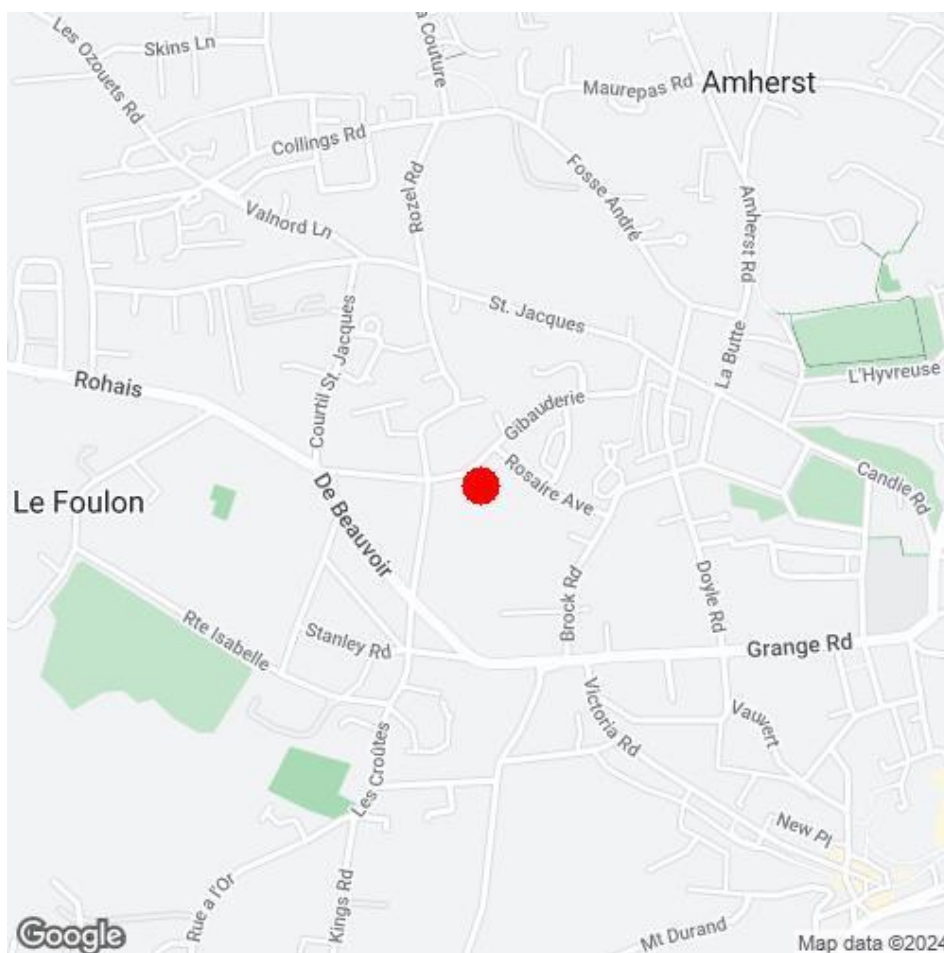
##### **FRONT**

Driveway leads to parking for 3/4 cars, lawn garden to front and lawn path to rear garden. Double wooden doors lead into store with window to side and electricity board.

##### **REAR**

Mainly laid to lawn with some mature trees, patio area with seating space and summer house and gravelled area immediately to rear of the property.

Chateaux are pleased to offer "Autumn Cottage" to the market. This detached bungalow benefits from gardens and parking in a convenient location for Town and all its amenities. The accommodation comprises 3 bedrooms, lounge, kitchen/diner, 4 piece bathroom, utility porch and a store to side of the property. There is a sloping driveway leading to the parking with lawned garden alongside and a generous lawned garden to rear along with a patio area with summer house and gravelled area immediately to the rear. \*Please note this property is situated in the main centre of the Island Development Plan in St Peter Port which could have further development possibilities at the rear\*. To view please contact the team at Chateaux today on 244544.



**SERVICES:** Electricity, Water, Drainage, Oil Fired Central Heating, Mains Drainage

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** AEG double oven, Indesit microwave, stainless steel gas hob with Cooke and Lewis extractor hood over, Hotpoint dishwasher and LG American style fridge/freezer. AEG washing machine and Indesit, tumble dryer.

**WHAT3WORDS:** popping.jeopardy.fame

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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