

2 Byways

Rouge Rue - St Peter Port - GY1 1ZA

Price £410,000



REF: **2239**

TRP: **78**



- 2 bedroom terraced house.
- Within walking distance of Beau Sejour & Town.
- Lounge/diner, kitchen & utility.
- 2 bedrooms & bathroom.
- Allocated parking for 1 car & patio pathway to front.
- Perry's Guide - Page 3 H2.





2 Byways is a 2 bedroom terraced house, situated on the outskirts of St Peter Port and within walking distance to Beau Sejour, Cambridge Park, Town and local amenities. Accommodation comprises of lounge/diner, fully fitted kitchen and utility to ground floor and 2 bedrooms and family bathroom to the first floor. Externally there is a patio pathway to front with space for storage and recycling. Allocated parking for one car. Altogether this property will suit a wide range of purchases, either first time buyers, downsizers or as an investment property, situated in a very convenient location. To view call Chateaux on 244544.

LOUNGE/DINER 4.85m (15'11") x 4.71m (15'5") Max

uPVC half glazed door to front leading into good size lounge/diner with window to front and staircase to first floor landing with under stairs cupboard. Doors to kitchen and utility/boiler cupboard. Radiator.

KITCHEN 3.4m (11'2") x 1.78m (5'10")

Fitted with a range of wall and base units in gloss white with black laminate worktops over incorporating a one and a half bowl stainless steel sink and drainer unit. Indesit appliances include ceramic hob, fridge/freezer and dishwasher with Neff oven and Cooke & Lewis extractor hood. Window to rear. Radiator.

UTILITY 1.77m (5'10") x 1.18m (3'10")

Fitted wall and base units with laminate worktops over. Vaillant gas boiler. Hotpoint washing machine and extractor fan.

STAIRS/LANDING

Doors to both bedrooms and bathroom.

BATHROOM 2.07m (6'9") x 1.79m (5'10")

Fitted with a 3 piece suite in white comprising bath with shower and glass screen over, wash hand basin set in vanity unit with wall mounted cupboards to either side and w.c. Hatch to loft. Part tiled wall. Hatch to loft. Window to rear. Extractor fan and radiator.

BEDROOM 2 2.92m (9'7") x 2.49m (8'2")

Single bedroom with window to rear. Radiator.

BEDROOM 1 4.7m (15'5") Max x 3.71m (12'2")

Double bedroom with two windows to front. Fitted robes and radiator.

EXTERIOR

Patio pathway to front with space for storage and recycling. Allocated parking for one car.

SERVICES: Electric Supply Type: Mains Supply, Gas Supply Type: Mains Supply, Water Supply Type: Mains Supply, Sewerage Supply Type: Mains Supply, Telephone Supply Type: Unknown, Broadband Supply Type: Unknown

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

LISTED APPLIANCES: Indesit appliances include ceramic hob, fridge/freezer and dishwasher with Neff oven and Cooke & Lewis extractor hood.

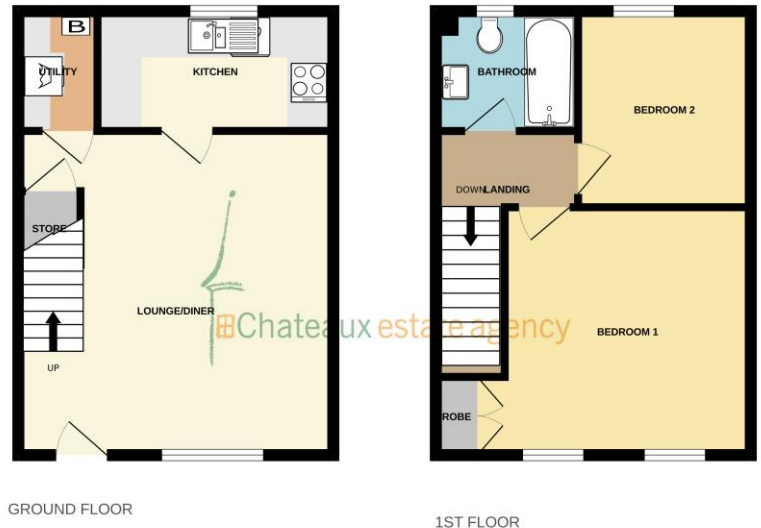
WHAT3WORDS: indirect.writers.crystals

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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