Chateaux estate agency

CELEBRATING OVER 40 YEARS in business

Les Tilleuls

3b Bouillon Lane - St Peter Port - GY1 1HT

Price £340,000

2 1 0

REF: **2347** TRP: **63**

- Two bedroom maisonette.
- Situated in a quiet pedestrian lane just a 5 minute walk to the Town Centre.
- Comprises, lounge & kitchen/diner on the ground floor.
- Double bedroom, single bedroom & shower room on the first floor.
- Great investment property, first time buyer or downsize.
- Perry`s Guide - Page 25 E1

Chateaux Estates are pleased to offer to the market "Les Tilleuls" a well presented 2 bedroom Maisonette, situated in a quiet pedestrian lane and is conveniently located in the heart of St Peter Port within a 5 minute walk of the Town Centre and its amenities. The accommodation has recently been redecorated and new carpets throughout and comprises of fully fitted kitchen/diner and lounge to the ground floor. One double bedroom, single bedroom and shower room to the first floor. Purpose built in 1999 as part of a small development, this maisonette has it's own entrance with no shared spaces. Great investment property, first time buy or downsize and is a chain free sale with no service charge. To view please get in contact on 244544.

ENTRANCE HALL
uPVC 1/2 glazed door to front. Stairs to first floor. Door to lounge.

LOUNGE 4m (13'1") x 2.88m (9'5")
Nice size lounge with 2 sash windows to front. Dimplex night storage heater. Doors to kitchen & entrance hall.

KITCHEN/DINER 3.88m (12'9") x 2.47m (8'1")
Fitted wall and base units with worktops over incorporating a stainless steel single bowl sink and drainer unit with tiled splashbacks. Appliances include Hotpoint single oven and grill with Hotpoint ceramic hob and extractor fan over, Sharp microwave, Hotpoint washer/dryer, Hotpoint fridge and LEC freezer. Space for breakfast table. 2 sash windows to rear. Good size understairs cupboard housing incoming electrics and storage space. Laminate flooring.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room. Dimplex night storage heater.

BEDROOM 1 3.43m (11'3") x 2.88m (9'5")
Double bedroom with 2 sash windows to front. Dimplex convector heater. Built in robe. Hatch to loft.

BEDROOM 2 3.03m (9'11") x 1.98m (6'6")
Single bedroom or study with sash window to rear. Dimplex convector heater.

SHOWER ROOM 1.98m (6'6") x 1.78m (5'10")
Fitted with a three piece suite comprising corner shower cubicle, w.c and wash hand basin with tiled splashbacks, mirror and shaver light over. Heated towel rail. Sash window to rear. Envirovent extractor fan.

SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Hotpoint single oven and grill with Hotpoint ceramic hob and extractor fan over, Sharp microwave, Hotpoint washer/dryer, Hotpoint fridge and LEC freezer.

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: https://www.chateaux.gg

Chateaux estate agency