

# Les Tilleuls

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

Price £340,000



REF: **2347**

TRP: **63**



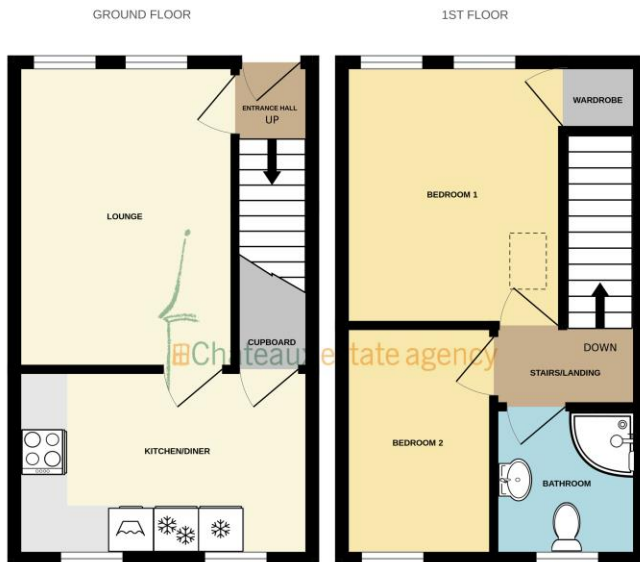
- Two bedroom maisonette.
- Situated in a quiet pedestrian lane just a 5 minute walk to the Town Centre.
- Comprises, lounge & kitchen/diner on the ground floor.
- Double bedroom, single bedroom & shower room on the first floor.
- Great investment property, first time buyer or downsize.
- Perry's Guide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



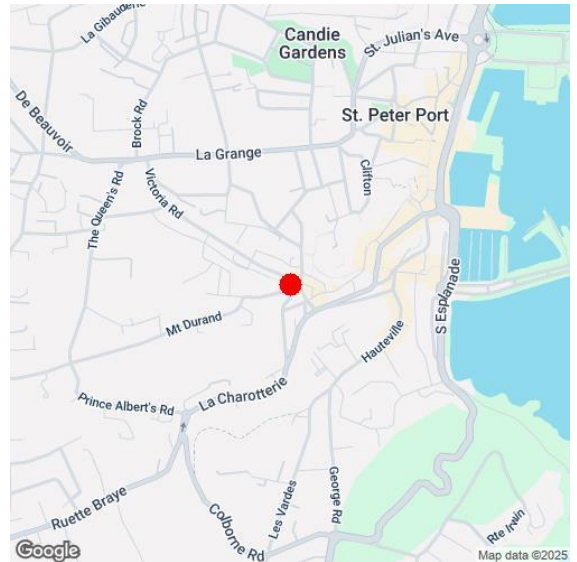




Chateaux Estates are pleased to offer to the market "Les Tilleuls" a well presented 2 bedroom Maisonette, situated in a quiet pedestrian lane and is conveniently located in the heart of St Peter Port within a 5 minute walk of the Town Centre and its amenities. The accommodation has recently been redecorated 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.



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. Made with Metropix ©2025



### 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 convactor 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 convactor 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.*

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