

# 3 Uplands

St. Jacques - St Peter Port

Price £450,000



REF: 2363

TRP: 57



- Immaculate, well appointed 1 bedroom bungalow
- Ideally located on the outskirts of St Peter Port
- Part of small development of only 6 units
- Private courtyard and access to communal gardens
- Parking for 1 car plus access to 2 visitor spaces
- Perry's Guide - Page 17 E4





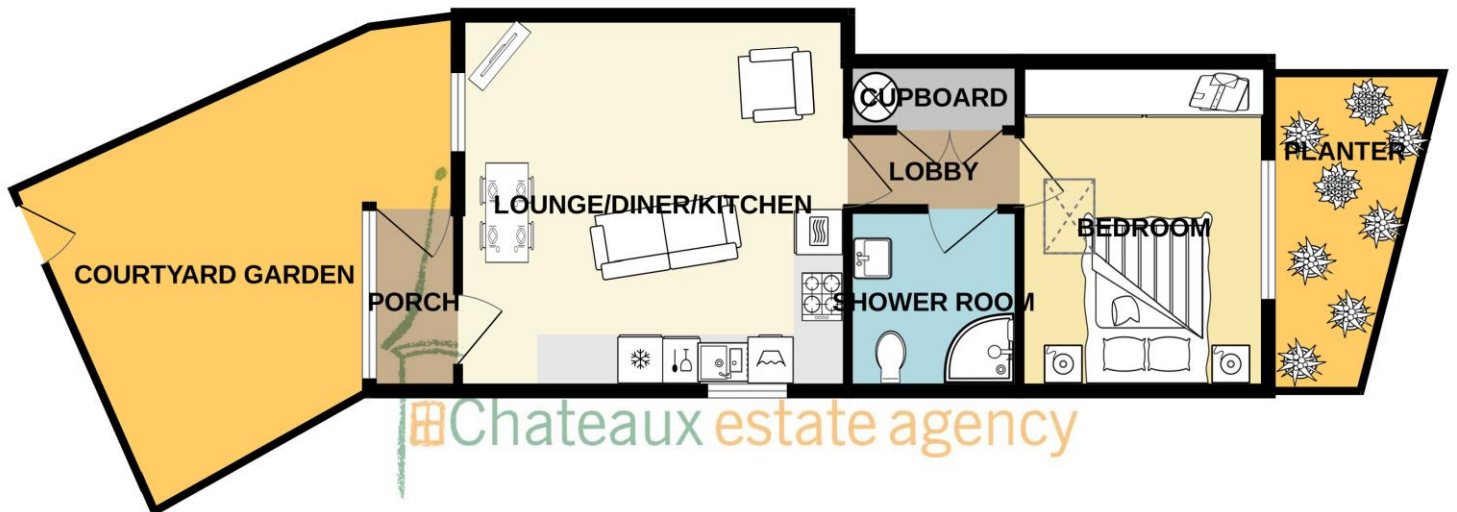












GROUND FLOOR

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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Built just eight years ago this development of six, 1 bedroom houses is a real credit to the original developer. No.3 is considered to be the jewel in the crown as it is effectively a one bedroom bungalow, on one level all of which is in as good as new condition having only been occupied for a short period since completion. The property is fitted out with a quality kitchen, bedroom and floor coverings with underfloor heating throughout and is ideal for the downsizer or first time home. Conveniently located on the outskirts of St Peter Port within walking distance for people working or socialising in Town, each unit has its own private external area and individual storage shed, dedicated parking space, together with two visitor spaces. To fully appreciate this development early viewing is highly recommended. Contact Chateaux today on 244544 to arrange your personal escorted viewing.

#### **PORCH 2.05m (6'9") x 1.05m (3'5")**

Half glazed UPVC door to side, window to front and glazed roof. Door into living room.

#### **LOUNGE/KITCHEN/DINER 4.67m (15'4") x 4.55m (14'11")**

Open plan living space with half glazed UPVC wood effect door to front. Providing ample areas to dine and relax. Fully fitted kitchen comprising wall and base units in matt white with quartz stone worktops and up stands over, including one and a half bowl stainless steel inset sink with groove drainer. Appliances include Neff oven, microwave, ceramic hob, with stainless steel and glass extractor over, slimline dishwasher, Hotpoint fridge freezer, and washer/dryer. Windows to front and side.

#### **INNER HALL 2.05m (6'9") x 0.95m (3'1")**

Doors to living space, shower room, bedroom and storage cupboard.

#### **CUPBOARD 2.05m (6'9") x 1.05m (3'5")**

Storage cupboard houses electrics, fire sprinkler controls and hot water cylinder.

#### **SHOWER ROOM 2.1m (6'11") x 2.05m (6'9")**

Fitted with a three-piece suite comprising quadrant shower, wash hand basin set on vanity unit and WC. Heated towel rail and illuminated mirror door medicine cabinet together with fully tiled walls and floor.

#### **DOUBLE BEDROOM 4m (13'1") x 2.97m (9'9")**

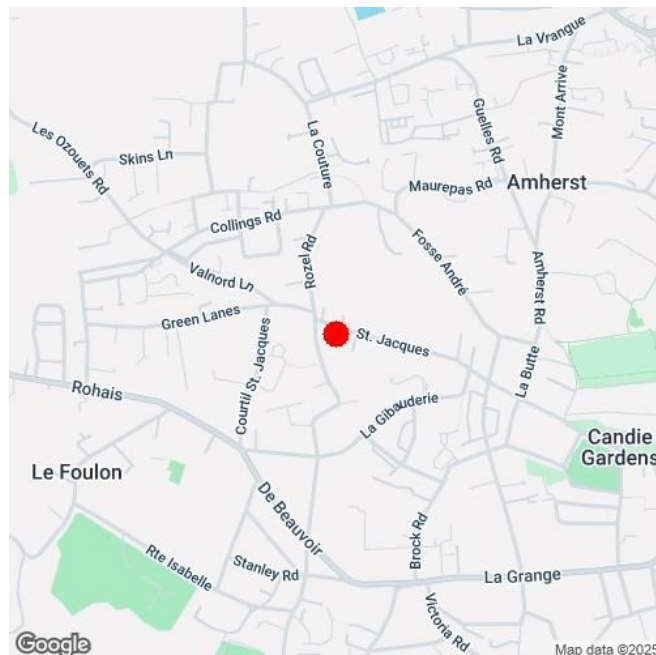
Good size double bedroom with a full wall of fitted robes and matching bedside cabinets. Window to front, hatch up to floored loft with pull down loft ladder providing access to generous storage space.

#### **COURTYARD GARDEN**

Lovely south facing courtyard garden mainly set down to patio providing private outdoor space.

#### **EXTERNAL**

Communal garden along with dedicated 8' x 4' garden shed for additional storage together with allocated parking space and two shared visitor spaces. Communal bin store next to entrance of development. Planter to front of bungalow.



**SERVICES:** Electric Supply: Mains, Water Supply: Mains, Sewerage Supply: Mains

**PRICE INCLUDES:** Carpets, Blinds, Light Fittings and Listed Appliances. (Furniture Available By Separate Negotiation).

**LISTED APPLIANCES:** Neff oven, microwave, ceramic hob, with stainless steel and glass extractor over, slimline dishwasher, Hotpoint fridge freezer, and washer/dryer.

**WHAT3WORDS:** cuts.ruled.anteater

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.