

# 12 Paris Street

St Peter Port - GY1 2BN

Price £275,000



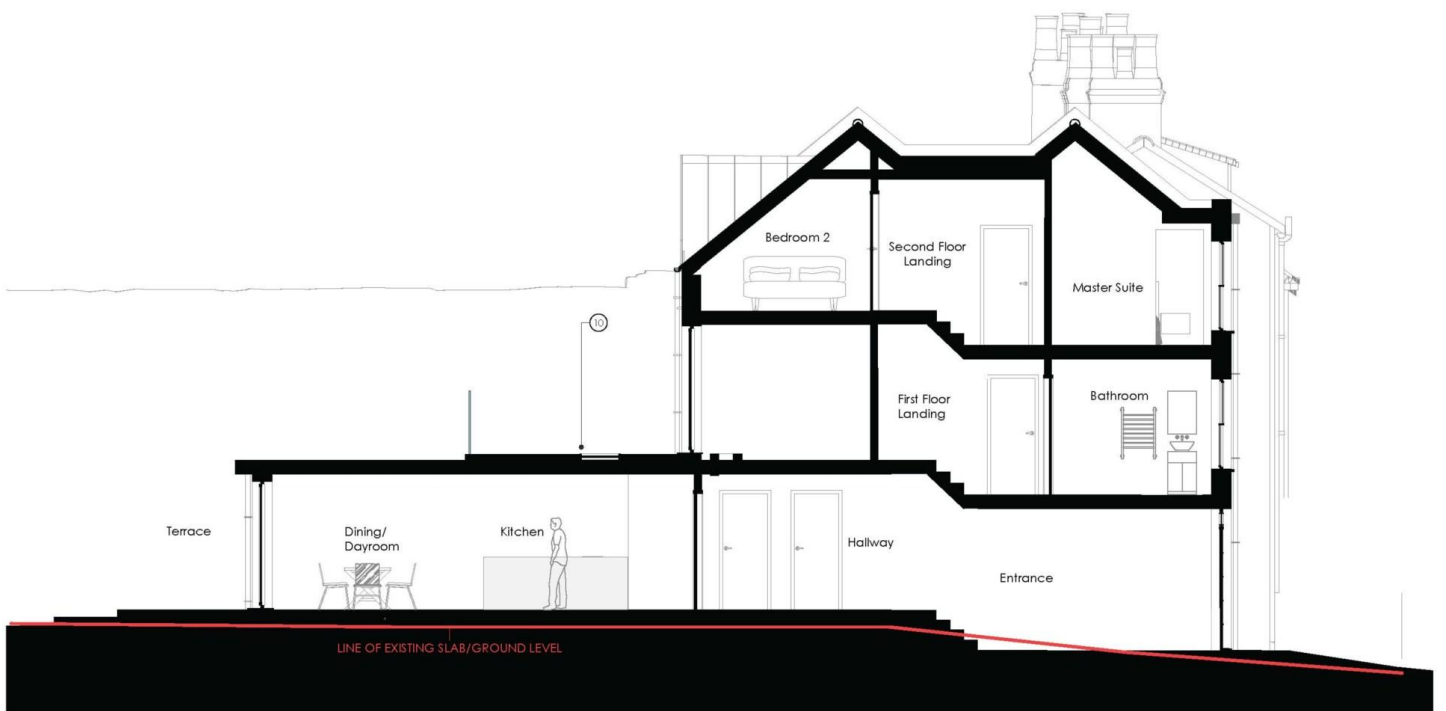
REF: 2437

TRP: N/A

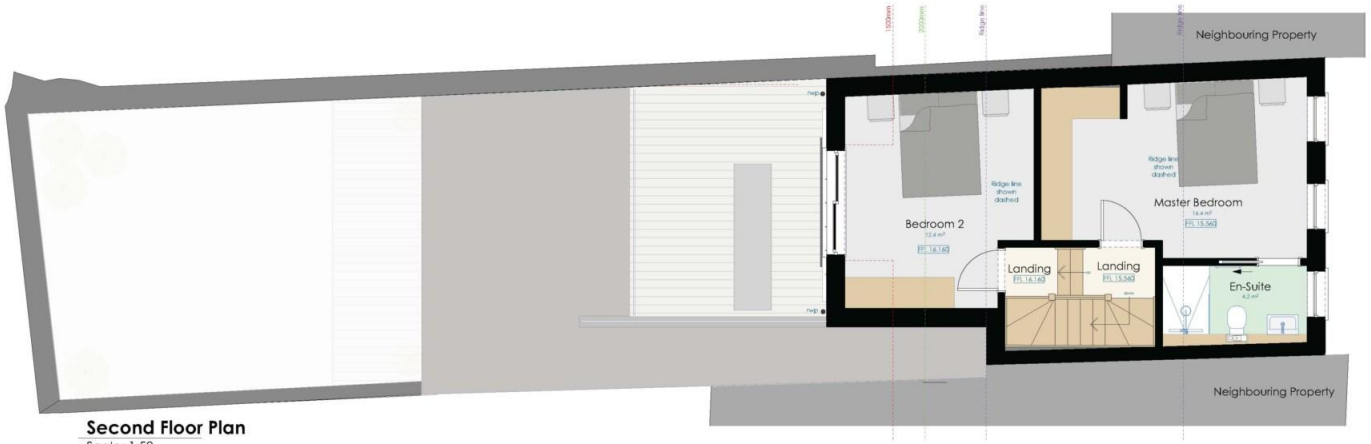


- Development site for sale with full planning permission for a 3 bedroom property.
- Would comprise, Wc, utility, kitchen/dining/day room on the ground floor.
- Lounge, double bedroom & family bathroom on the first floor.
- Master bedroom with ensuite shower room & third double bedroom on the Second floor.
- Garage/bike store & parking to front with enclosed garden/terrace to rear.
- Perry's Guide - Page 17 G4





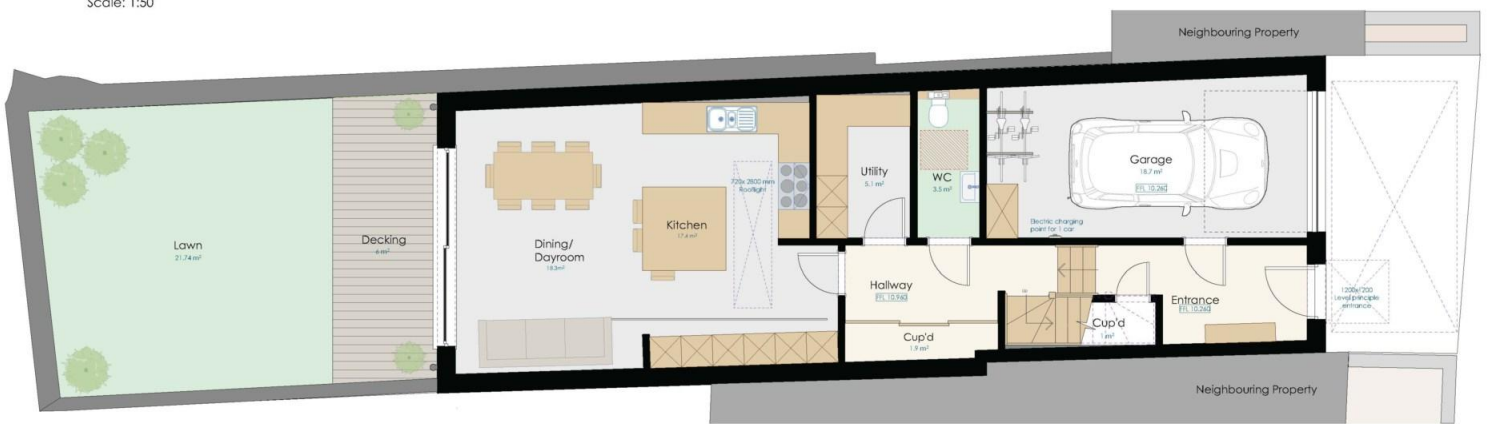




**Second Floor Plan**  
Scale: 1:50

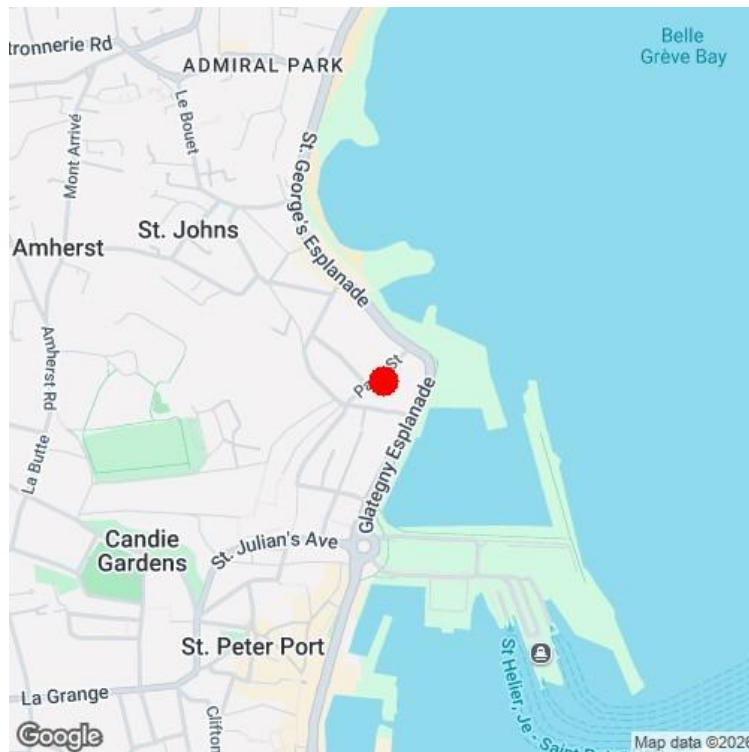


**First Floor Plan**  
Scale: 1:50



**Ground Floor Plan**  
Scale: 1:50

Development site for sale, builder free with full planning permission to provide a modern Town House style property. The approved plans provide the following accommodation. Ground floor – Parking space to front, Integral garage/bike store, Entrance Hall, WC, Utility and Kitchen/Dining/Day room with direct access to enclosed garden/terrace. On the first floor the proposals include a Lounge with access to a terrace area, Double Bedroom and family bathroom. The second floor allows for a Master bedroom with ensuite shower room and a third double bedroom. The site will appeal to either a developer or individual wishing to create a new home in a convenient central position. To view the approved plans or arrange a site visit please contact a member of the Chateaux team on 244544.



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

**WHAT3WORDS:** Wiped.combes.gets

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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