

Mirabelle

8 Glebe Close - La Neuve Rue - St Peter Port

Price £560,000



REF: 825

TRP: 127

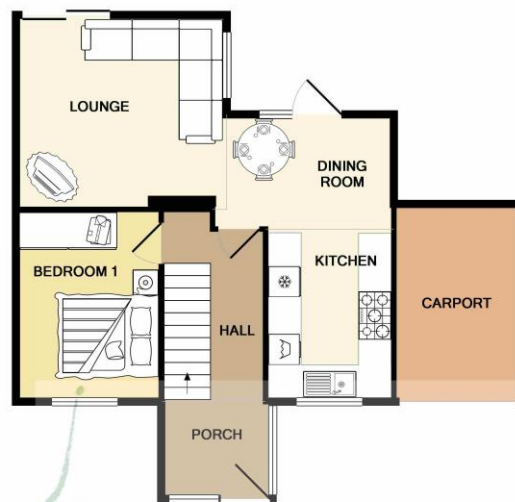


- A 3 double bedroom semi-detached house.
- Situated in a quiet clos which is conveniently located on the outskirts of St Peter Port.
- Comprises of 3 double bedrooms, bathroom, separate WC, lounge/kitchen/diner & a carport.
- Fully enclosed rear garden.
- Parking for 2 Cars.
- Perry's Guide - Page 16 D2

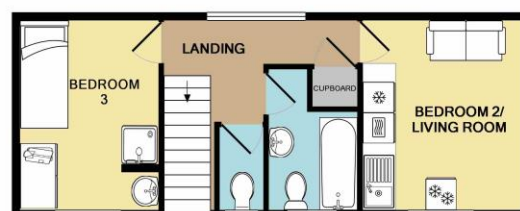








Chateaux Estate agency



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Mirabelle is a 3 double bedroom semi-detached house situated in a quiet clos which is in a convenient location on the outskirts of St Peter Port. The property has two parking spaces to front along with a carport and a fully enclosed rear garden. Inside you have a nice entrance porch/hallway which leads to the lounge/dining and kitchen area's & bedroom one. Upstairs you have a further two bedrooms one of which is currently set up as a living area. To view please call Chateaux estates on 244544.

ENTRANCE PORCH/HALL

Half glazed uPVC door to front & large window to side, porch opens through to entrance hall that over all is a generous space with electric cupboard and open tread staircase to the 1st floor. Doors to living space & Bedroom 1. Radiator.

LOUNGE/DINING/KITCHEN

Living area - 3.85m (12'8") x 3.55m (11'8"). Dining area 3.43m (11'3") x 2.32m (7'7"). Kitchen area 2.95m (9'8") x 2.35m (7'9") This open plan room provides a great area for family living with ample space to cook, dine and relax. The kitchen area is fitted with a range of wood effect wall and base units with laminate granite effect worktop over. Appliances are subject to negotiation. The dining area has a uPVC glazed door which leads out into the rear garden. The living area has sliding doors which lead out to the rear garden and window to side. Wall mounted electric fire. Radiator.

BEDROOM 1 3.6m (11'10") x 2.66m (8'9")

Double bedroom with large window to front. Radiator.

STAIRS TO FIRST FLOOR LANDING

Open tread staircase leading to the first floor with doors off to all rooms. Large window to rear. Cylinder cupboard. Radiator.

BEDROOM 3 3.6m (11'10") x 2.66m (8'9")

Double bedroom with large window to front, Fitted shower cubicle & wash hand basin. Radiator.

WC 1.16m (3'10") x 0.98m (3'3")

Window to front. WC.

BATHROOM 2.6m (8'6") Max x 1.8m (5'11") Max

3 piece suite comprising of bath, wash hand basin & WC. Heated towel rail. Shaving light.

BEDROOM 2/ LIVING ROOM 3.55m (11'8") x 3.05m (10'0")

A double bedroom that is currently set up as a living space with window to front. Wall and base units in cream with contrasting laminate worktop over. Stainless steel sink with drainer. Appliances are subject to negotiation. Radiator.

CARPORT 3.55m (11'8") x 2.35m (7'9")

Has power & lighting and also houses the gas fired boiler (currently disconnected).

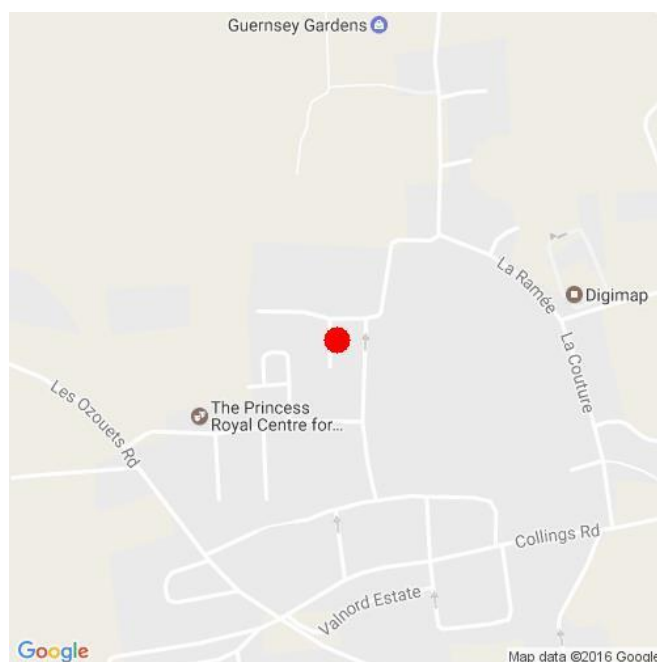
EXTERIOR

FRONT

Parking for two cars & gravelled borders.

REAR

Fully enclosed garden with large wooden shed, area's of astro turf, stone dust, decking and patio with a gate to side giving access to front.



SERVICES: Electric Supply Type: Mains Supply, Gas Supply Type: Bottled, Water Supply Type: Mains Supply, Sewerage Supply Type: Mains Supply

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

APPLIANCES: By Negotiation

WHAT3WORDS: Crossings.Uptown.Filmy

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.