

2 LA CHARROTERIE COTTAGES LA CHARROTERIE ST PETER PORT

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Ref: LR1748
TRP 78

LISTED INTERIOR & EXTERIOR



PRICE: £209,000

Number 2 La Charroterie Cottages is a listed, terraced property situated on the outskirts of Town within walking distance of the shops and restaurants. The cottage is in need of renovation and could provide living rooms and two bedrooms over three floors. There is a rear courtyard and good on-street parking nearby. This is an interesting and challenging project for those wanting to create a modern home from a period property.

SUMMARY OF ACCOMMODATION

**Entrance Hall: Lounge: Kitchen: Two Bedrooms: Bathroom: Store Room: Rear Courtyard:
On Street Parking**

No 2 La Charroterie Cottages, La Charroterie, St Peter Port

ACCOMMODATION COMPRISES:

Half glazed wooden door with opaque glass opens into:

Entrance Hall: **14' x 7'.** Cupboard housing electric meters. Stairs to first floor. Access to understairs storage. Half glazed wooden door with opaque glass to rear garden. Door to:

Lounge: **13' x 11'6".** Two windows to front. Beamed ceiling. Working fireplace with tiled hearth, surround and mantle. Door to:

Kitchen: **13' x 4'5".** Window to rear. Beamed ceiling. Stainless steel sink set into a base unit with two cupboards and two drawers.

FIRST FLOOR

Landing: **7'5" x 3'.** Window to rear over stairs. Access to cupboard housing hot water cylinder and hatch to loft space. Doors to:

Bedroom 1: **15'3" x 13'.** Two windows to front. Window to rear. Beamed ceiling.

Bathroom: Window to front with opaque glass. Three piece suite comprising bath with tiled surround, pedestal wash hand basin with tiled splashbacks and wall-mounted mirror over.

SECOND FLOOR

Landing: **10' x 7' (into eaves)** Dormer window to rear and part of a staircase which would need to be re-instated.

Bedroom 2: **11'4" x 11' (into eaves).** Velux to rear. 6' head height. Access to undereaves storage.

Storeroom: **7' x 5'.** Access to undereaves storage.

EXTERIOR: From the entrance hall, a door opens out onto a good-sized rear courtyard. This private area is bounded on two sides by high granite walls. In one corner is a brick-built shed **8' x 5'.**

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SERVICES: Mains water, electricity and drainage.

PRICE INCLUDES: Carpets, curtains and light fittings as detailed.

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

PLEASE NOTE: If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of **CRANFORD ESTATE AGENCY LTD**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORD ESTATE AGENCY LTD**.

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