

PAISLEY WAY KINGS ROAD ST PETER PORT

Ref: LR1815

Perry's Guide: Page 24D2

TRP 84



PRICE: £320,000

Paisley Way offers a fantastic opportunity for a family to put their own stamp on a property. Well located in King's Road, this property requires moderate upgrading and modernisation to realise its full potential. Accommodation currently comprises a lounge, dining room, kitchen, bathroom and two double bedrooms. There is a medium sized, private garden to the rear, which, given some attention would be a lovely sitting out/entertaining area, and two parking spaces to the front. With a little bit of attention, Paisley Way will make a lovely family home, in a convenient location.

SUMMARY OF ACCOMMODATION:

**Entrance Hall: Lounge: Dining Room/ Bedroom 3: Kitchen: Bathroom: Two Bedrooms:
Bathroom: Parking: Gardens**

Paisley Way, Kings Road, St Peter Port

ACCOMMODATION COMPRISES

Wooden door with central glazed panel opens into:

Entrance Hall: 9' x 3'2". Cupboard housing electrics. Door to:

**Dining Room/
Bedroom 3:**

10'2"(max) x 9'2". Window to front. Radiator. Brick fireplace with solid wood mantle and surround, housing electric fire.

From the Entrance Hall, door to:

Lounge:

13'7"(max) x 13'2". Stairs to First Floor. Radiator. Granite fireplace with tiled heart and wooden mantle with TV/audio plinths to either side. Arched opening to:

Kitchen:

8'10" x 8'. Two windows to rear. Wooden door with glazed panels opens into rear. Tiled floor. Panelled ceiling. Range of high-gloss white base and wall units with granite-effect worksurfaces over incorporating 1½ bowl acrylic sink and drainer unit and tiled splashbacks. Hotpoint washing machine. Door to:

Bathroom:

9' x 4'8". Window to front. Walls panelled to dado rail. Panelled ceiling. Access to loft space. Three piece white suite comprising bath with twin grips and shower over with tiled surround and glazed screen, pedestal wash hand basin and low flush WC.

From the Lounge, stairs with wooden banister lead to:

FIRST FLOOR

Landing:

Doors to Bedroom 2 and:

Bedroom 1:

12'5" x 11'. Window to rear. Radiator. Range of bedroom furniture incorporating bed surround with wardrobes to either side, overhead cupboards and built in dressing table. Shelved recess.

Bedroom 2:

12'5" x 9'7". Two windows to front. Radiator. Built-in cupboard.

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EXTERIOR

- Front:** From the road, a gravelled parking area, which is bounded on both sides by a low rendered wall and which provides parking for two cars, leads to the front door.
- Rear:** The rear garden is accessed from the kitchen and measures approximately **40' x 14'**. The garden is bounded on all sides by part 6' timber fencing and part 6' wall, which makes it relatively private. Toward the rear of the garden is an oil tank and a timber garden shed **4' x 2'**. Whilst presently overgrown, once cleared, this garden would make a lovely area for sitting out or entertaining.

SERVICES: Mains electricity, water and drainage. Radiators fitted, but requires new boiler – the option is there to install either gas or oil-fired central heating.

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

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

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