

Lillington

St Peter Port



Lillington, situated on Le Grand Bouet Road, presents a fantastic opportunity to acquire a spacious terraced home in a convenient and well-connected location. Ideally positioned close to a range of local amenities, including Admiral Park, the property also benefits from excellent bus routes providing easy access to the town centre of St Peter Port. The accommodation offers generous living space throughout, comprising four double bedrooms, a family bathroom, welcoming entrance hall, comfortable lounge, and a kitchen-diner ideal for everyday living. Additional features include a utility room and a dressing room to the principal bedroom, enhancing the practicality of the home. Externally, the property boasts a large rear garden, perfect for outdoor enjoyment, along with a small tarmac area to the front. While the property would benefit from a degree of modernisation, it offers tremendous potential for a buyer looking to create a home tailored to their own tastes and requirements. Early viewing is highly recommended to fully

- ✓ 4 Bedrooms
- ✓ Large Family Home
- ✓ Short Stroll To Admiral Park
- ✓ TRP 153
- ✓ 1 Bathroom
- ✓ Excellent Opportunity With Scope
- ✓ Large Rear Garden
- ✓ LR3375

appreciate the space and opportunity on offer. To arrange a viewing, please contact Cranfords on 243878.



## Accommodation

### Ground Floor

#### Entrance Hall

17' 0" x 6' 0" (5.18m x 1.83m)

#### Kitchen-Diner

Appliances include New World 4 ring gas hob with single oven, Bosh washing machine, LEC fridge and freezer.

12' 0" x 10' 6" (3.66m x 3.20m).

#### Lounge

9' 0" x 16' 5" (2.74m x 5.00m)

#### Utility

9' 5" x 7' 0" (2.87m x 2.13m)

#### Bathroom 1

(NaNm x 1.96m)

9' " x 6' 5"

#### Bedroom 1

24' 0" x 12' 0" (7.32m x 3.66m)

#### Bedroom 2

16' 5" x 9' 0" (5.00m x 2.74m)

#### Dressing Room



6' 0" x 4' 0" (1.83m x 1.22m)

**Bedroom 3**

16' 5" x 9' 0" (5.00m x 2.74m)

**Bedroom 4**

16' 5" x 9' 0" (5.00m x 2.74m)

**SERVICES**

Mains electricity, water and drainage. Electric central heating.

**Price Includes**

Floor coverings, curtains/blinds, appliances as listed and light fittings.

**Possession**

By arrangement.

**VIEWING**

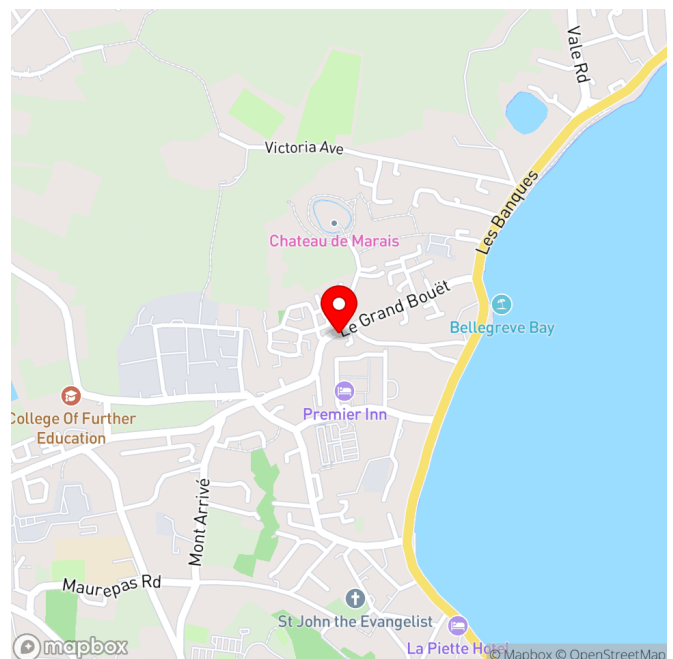
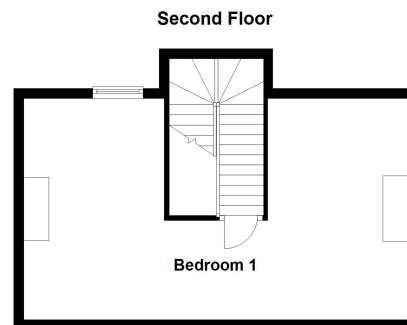
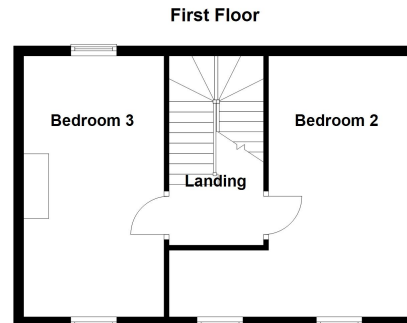
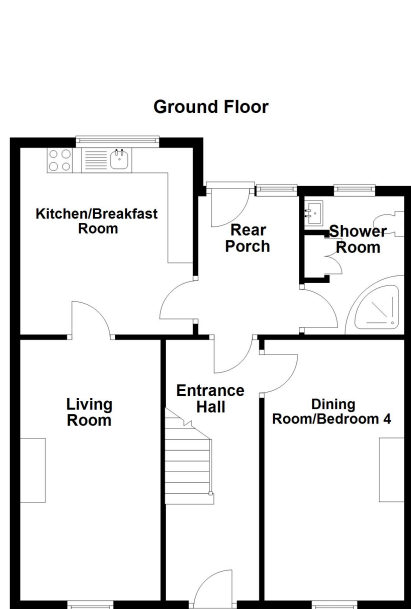
Strictly by appointment.

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