

## Little Gem

## St Peter Port



Little Gem is a beautifully presented ground floor cottage located on a small lane in St Peter Port. This property offers a wide range of possibilities to any perspective purchaser looking for a first time buy or investment purchase. Little Gem is within walking distance of the town centre and easily accessible to all local amenities of St Peter Port. This delightful property comprises of a lounge/diner, inner hall, shower room, kitchen, master bedroom and second bedroom or study. The property also boasts a floored loft space with the possibility to extend further onto this character filled cottage. Little Gem has been decorated to a high standard and early viewing is recommended.

- ✓ 2 Bedrooms
- ✓ Close To Local Amenities Of St Peter Port
- ✓ Ideal First Time Buy/Investment Purchase
- ✓ 23 Hour Parking In Immediate Vicinity
- ✓ Domestic TRP 79
- ✓ 1 Bathroom
- ✓ Floored Attic With Possibility To Extend
- ✓ Walking Distance To Town Centre
- ✓ Sunny Enclosed Courtyard To Front

## Accommodation

### Summary of Accommodation

Lounge/Diner: Hall: Kitchen: Master Bedroom:  
Second Bedroom/Study: Bathroom:

### Accommodation Comprises

#### GROUND FLOOR

##### Lounge/Diner

21'12"6" x 12'6". 3 Steps down to the hallway.

##### Hall:

8'1" x 6'2". Double cupboard. 3 Steps up to the hallway.

##### Kitchen

15'2" x 8'2". Appliances include Hotpoint double oven and 4 ring hob, Intergrated fridge/freezer, provision for dishwasher and washing machine.

##### Master Bedroom

11'2" x 9'4"

##### Bedroom Two/Study

9'1" x 6'5"

##### Bathroom

6'1" x 5'8". Double shower.

## Further Information

### SERVICES

Mains electricity, water and drainage, Gas central heating,

### PRICE INCLUDES

Floor coverings, curtains, appliances listed and light fittings. Appliances as detailed.



**POSSESSION**

By arrangement.

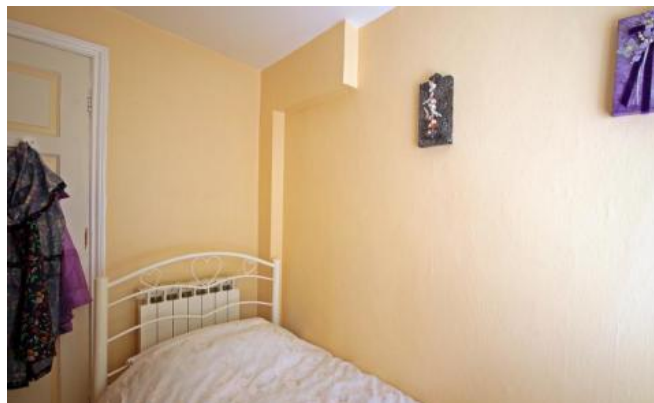
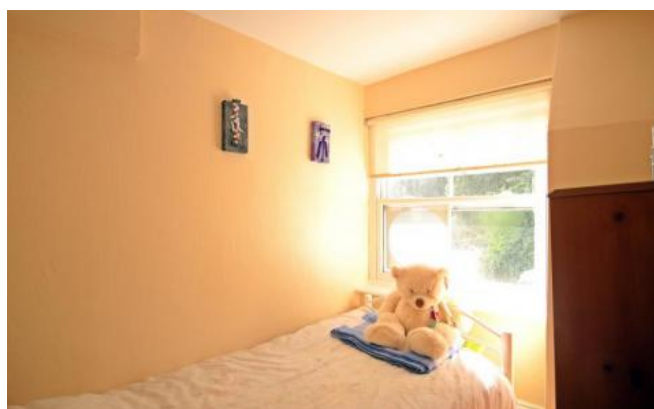
**VIEWING**

Strictly by appointment.

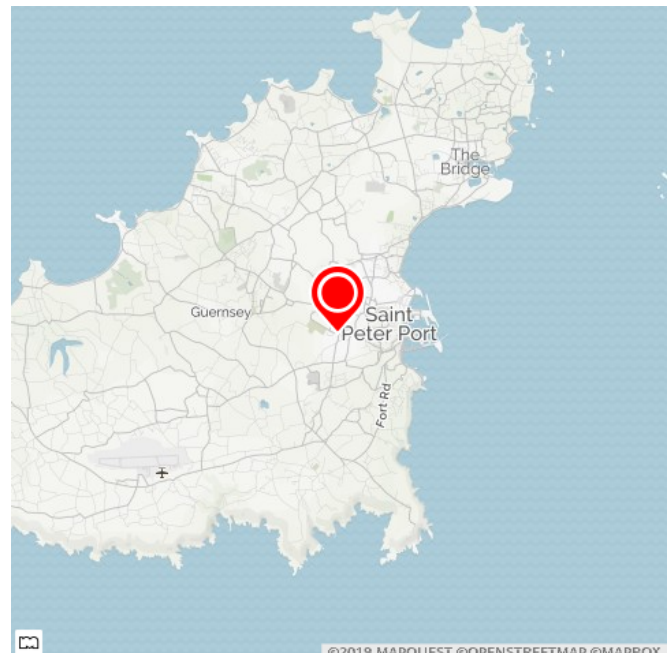
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Ground Floor



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