

## Clearview

## St Peter Port



Cranfords are pleased to offer Clearview to the local market, situated on the edge of a clos of similar properties in the outskirts of St Peter Port. This property comprises of 3 bedrooms and family bathroom on the 1st floor with a generously proportioned sitting room and dining area and kitchen. Although this house would benefit from some modernisation, the current owners have replaced the roof 24 months ago making it a blank canvas of possibilities to make it one's own. Externally there is parking for 3 to 4 small cars to the rear of the property as well as a South facing patio garden area. A great property with heaps of scope.

- ✓ 3 Bedrooms
- ✓ Front & Rear Garden
- ✓ Lots Of Potential For A New Owner
- ✓ Domestic TRP 104
- ✓ 1 Bathroom
- ✓ New Roof
- ✓ Ample Parking

## Accommodation

### Summary of Accommodation

Entrance Hall: Lounge/Diner: Kitchen: Three Bedrooms: Shower Room:

### Accommodation Comprises

#### Entrance Hall

9'5" x 8'1".

#### Lounge/Diner

21'2" x 13'3".

#### Kitchen

14'4" x 9'7". Appliances include Zanussi 4 ring electric hob and Ariston extractor fan.

### First Floor

#### Landing

13'9" x 5'1".

#### Shower Room

7'1" x 5'4".

#### Bedroom 1

13'9" x 7'9". Fitted wardrobes.

#### Bedroom 2

13' x 9'5". Fitted wardrobes.

#### Bedroom 3

11'1" x 9'7". Fitted wardrobes.

## Further Information

### SERVICES

Mains electricity, water, drainage. Coal fire with back boiler to heat the water behind the fire in the lounge.



**PRICE INCLUDES**

Carpets, curtains, light fittings; and white goods as detailed.

**POSSESSION**

By arrangement.

**VIEWING**

Strictly by appointment.

**PLEASE NOTE**

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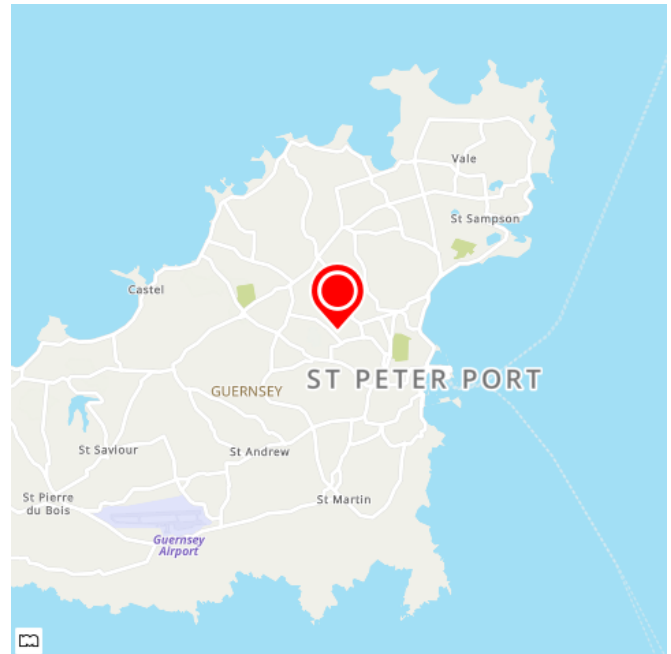
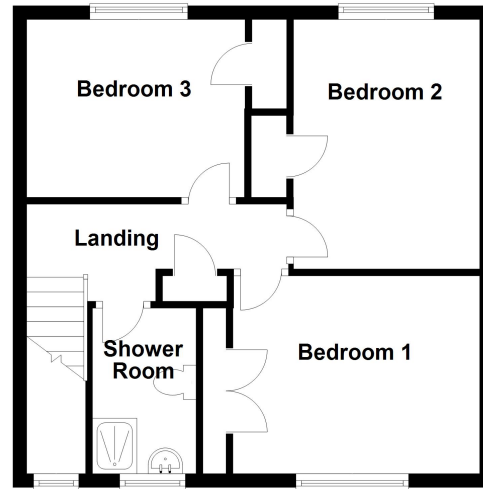
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Ground Floor



First Floor



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