

Flat 6, 2 Weighbridge House

St Sampson



Cranfords are delighted to present Flat 6, Weighbridge House to the Guernsey local market. Situated on the first floor of this well-maintained building, the property is offered in move-in condition whilst also providing an excellent opportunity for a new owner to modernise and personalise to their own taste. This property enjoys a highly convenient location just a stone's throw from the Bridge and its range of amenities. While the property does not have allocated parking, there is ample on-street parking available in the surrounding area. Accessed via a communal entrance hall, the flat is positioned up one flight of stairs and along the corridor. Internally, the entrance hall provides space for coats and shoes and includes a useful boiler/storage cupboard offering additional practicality. The accommodation comprises a generously sized double bedroom and a bathroom located off the hallway, with the well-proportioned lounge/diner positioned at the end, creating a comfortable and welcoming living space. The kitchen

- ✓ 1 Bedroom
- ✓ 1 Bathroom
- ✓ First Floor Flat
- ✓ Ideal Buy To Let Or First Time Buy
- ✓ Ample On Street Parking In The Area
- ✓ Short Stroll To The Bridge
- ✓ No Onward Chain
- ✓ Move-In Condition
- ✓ Cosmetic Upgrading Desired
- ✓ LR3353

is accessed directly from the lounge and has been well cared for by the previous tenants. The kitchen also includes appliances as listed, along with plumbing for a washer/dryer. Early viewing is recommended to appreciate the potential and superb location on offer. For more information or to arrange a viewing, please contact Cranfords on 243878



Accommodation

Ground Floor

Entrance hall

0.91m

9' 2" x 3' 0" (2.79m x

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

Bedroom

13' 3" x 10' 7" (4.04m x 3.23m)

Lounge/Diner

15' 4" x 11' 4" (4.67m x 3.45m)

Kitchen/Breakfast

Appliances include electric Beko 4 ring hob, electric Beko oven, Hotpoint fridge/freezer & Magnet extractor fan. Plumbing in place for washer/dryer.

10' 7" x 9' 4" (3.23m x 2.84m)

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.

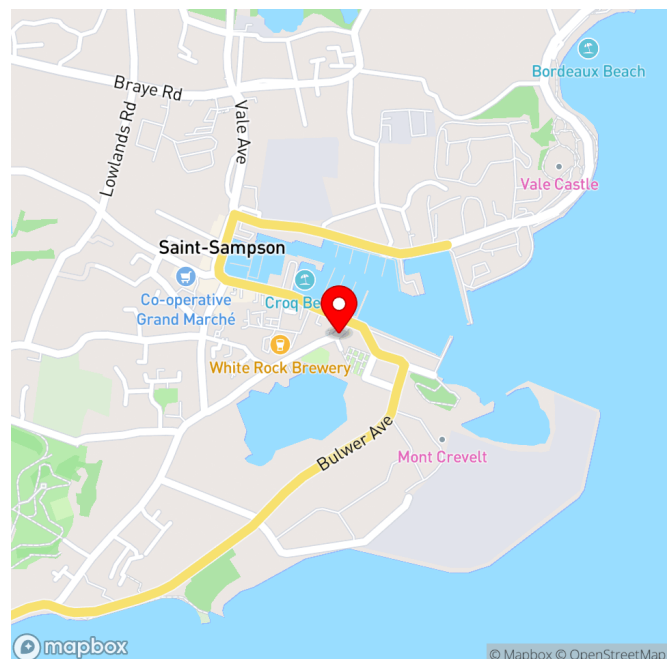
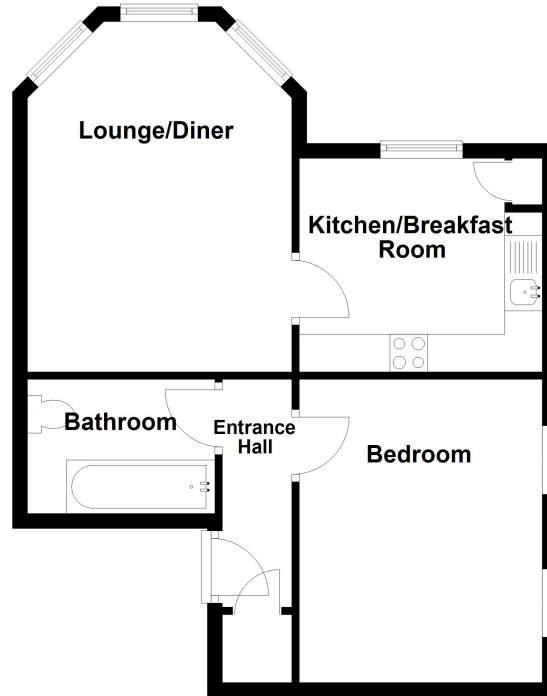
Please note

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Ground Floor



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