

New Beginnings

St Peter Port



Newly offered to the local market, New Beginnings is a charming two-bedroom home, ideally suited to first-time buyers, downsizers, and investors alike. Tucked away in a quiet lane just off Route Isabelle, the property enjoys a peaceful setting while being only a short stroll from Kings Sports Club and other nearby amenities. The accommodation comprises a comfortable lounge, a fitted kitchen, a well-proportioned double bedroom, a single bedroom and a shower room, offering practical and low-maintenance living. Externally, the property benefits from an enclosed rear patio garden, providing a private sunny outdoor space to relax or entertain. A useful shed, equipped with both power and plumbing, offers excellent potential for conversion into a utility area, workshop, or additional functional space, subject to requirements. While the property does not include private parking, the current vendors rent two spaces directly outside the front door, in addition to the availability of on-street parking nearby. Early viewing is

- ✓ 2 Bedrooms
- ✓ Close to Local Amenities
- ✓ Patio Rear Garden
- ✓ On Street Parking In The Area
- ✓ TRP 50
- ✓ 1 Bathroom
- ✓ Ideal First Time Buy
- ✓ Rented Parking On Doorstep
- ✓ Shed With Plumbing and Electric
- ✓ LR3185

highly recommended to appreciate the convenience and versatility this home has to offer. To arrange your viewing, please contact Cranfords on 243878 today.



Accommodation

GROUND FLOOR

Lounge

12' 05" x 10' 0" (3.78m x 3.05m)

Kitchen

Appliances include: Zanussi 4 ring hob, extractor fan, Kingfisher oven, Swan washing machine, Whirlpool fridge/freezer, Candy tumble dryer & Hotpoint dish washer.

12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom 1

12' 08" x 8' 10" (3.86m x 2.69m)

Bedroom 2

9' 0" x 7' 0" (2.74m x 2.13m)

Bathroom

9' 0" x 3' 0" (2.74m x 0.91m)



Services

Mains electricity, water and drainage. Electric central heating.

Price Includes

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

Possession

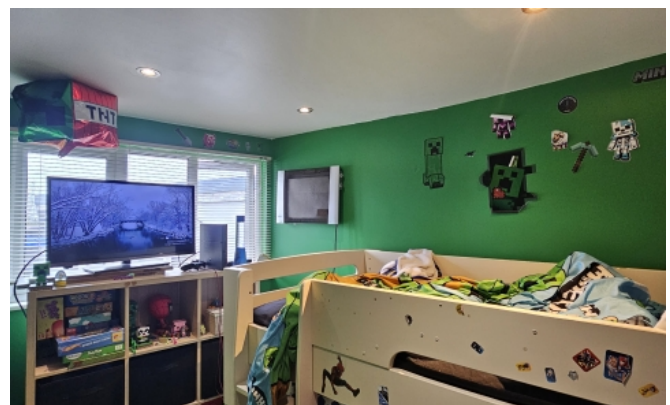
By arrangement.

Viewing

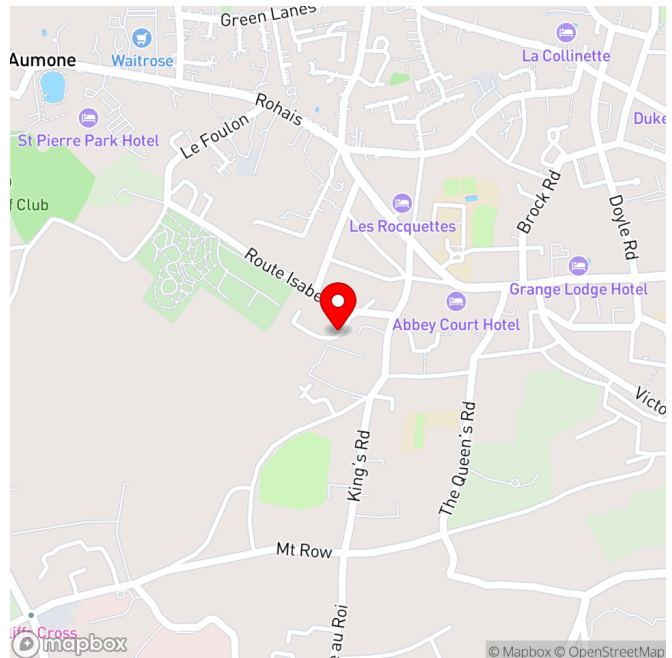
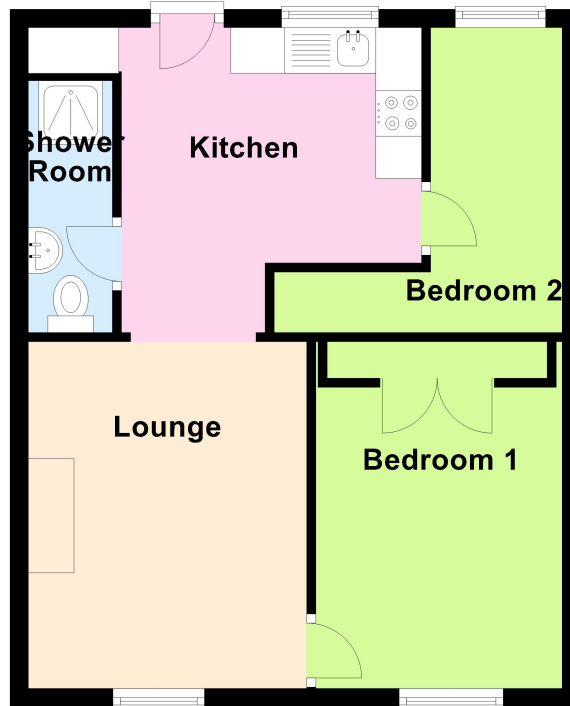
Strictly by appointment.

Please Note

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Ground Floor



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