Cranfords
ESTATE AGENTS

£370,000

Local Market

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

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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

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

Possession

By arrangement.

Viewing

Strictly by appointment.

Please Note

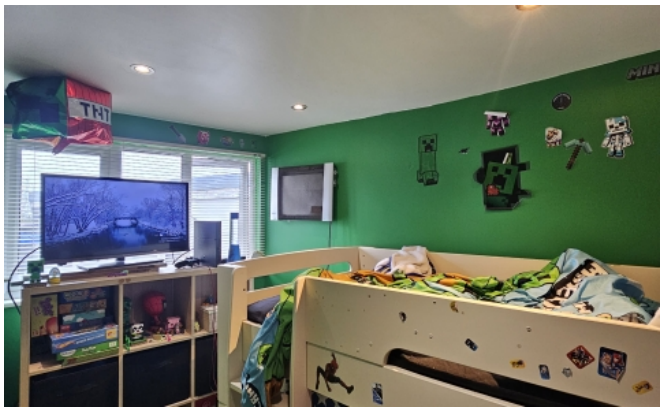
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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.
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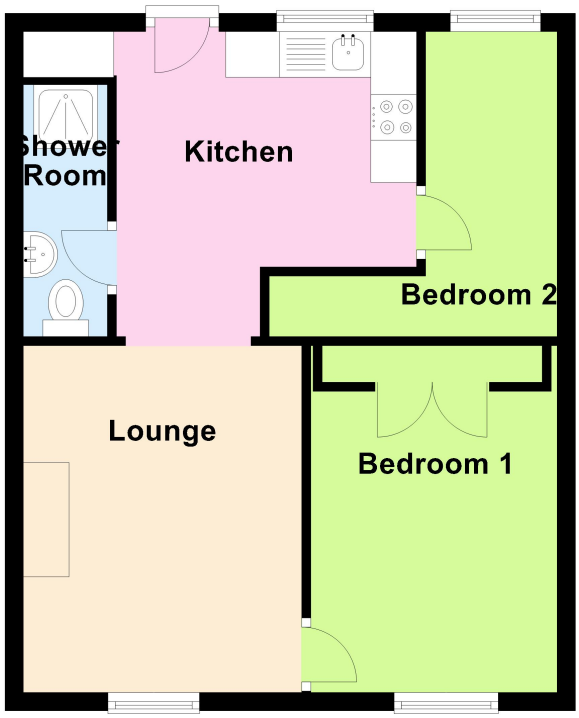
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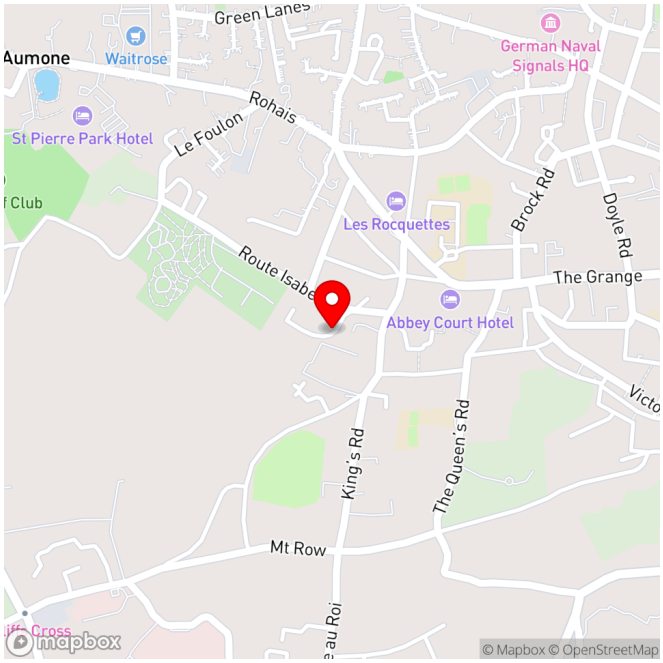
Local Market

Ground Floor









For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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