Cranfords
ESTATE AGENTS

£465,000

Local Market

Lillington

St Peter Port

Lillington, situated on Le Grand Bouet Road, presents a fantastic opportunity to acquire a spacious terraced home in a convenient and well-connected location. Ideally positioned close to a range of local amenities, including Admiral Park, the property also benefits from excellent bus routes providing easy access to the town centre of St Peter Port. The accommodation offers generous living space throughout, comprising four double bedrooms, a family bathroom, welcoming entrance hall, comfortable lounge, and a kitchen-diner ideal for everyday living. Additional features include a utility room and a dressing room to the principal bedroom, enhancing the practicality of the home. Externally, the property boasts a large rear garden, perfect for outdoor enjoyment, along with a small tarmac area to the front. While the property would benefit from a degree of modernisation, it offers tremendous potential for a buyer looking to create a home tailored to their own tastes and requirements. Early viewing is highly recommended to fully

- 4 Bedrooms
- 1 Bathroom
- Large Family Home
- Excellent Opportunity With Scope
- Short Stroll To Admiral Park
- Large Rear Garden
- CASH BUYERS ONLY
- Renovation Project
- TRP 153
- LR3375

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appreciate the space and opportunity on offer. To arrange a viewing, please contact Cranfords on 243878.

Accommodation

Ground Floor

Entrance Hall
17' 0" x 6' 0" (5.18m x 1.83m)

Kitchen-Diner
Appliances include New World 4 ring gas hob with single oven, Bosh washing machine, LEC fridge and freezer.
12' 0" x 10' 6" (3.66m x 3.20m).

Lounge
9' 0" x 16' 5" (2.74m x 5.00m)

Utility
9' 5" x 7' 0" (2.87m x 2.13m)

Bathroom 1
(NaNm x 1.96m)
9' " x 6' 5"

Bedroom 1
24' 0" x 12' 0" (7.32m x 3.66m)

Bedroom 2
16' 5" x 9' 0" (5.00m x 2.74m)

Dressing Room

6' 0" x 4' 0" (1.83m x 1.22m)

Bedroom 3
16' 5" x 9' 0" (5.00m x 2.74m)

Bedroom 4
16' 5" x 9' 0" (5.00m x 2.74m)

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
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.
These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.

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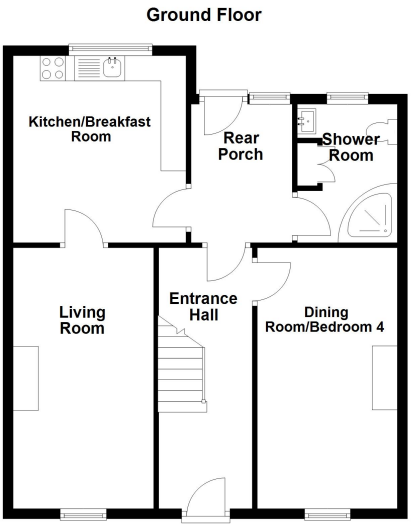

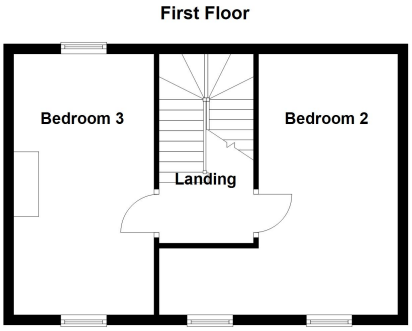

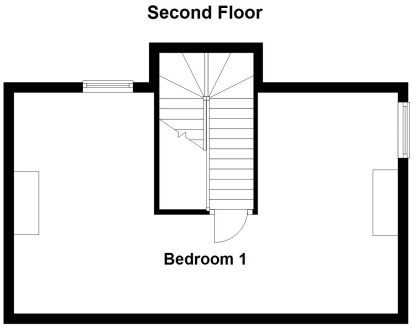

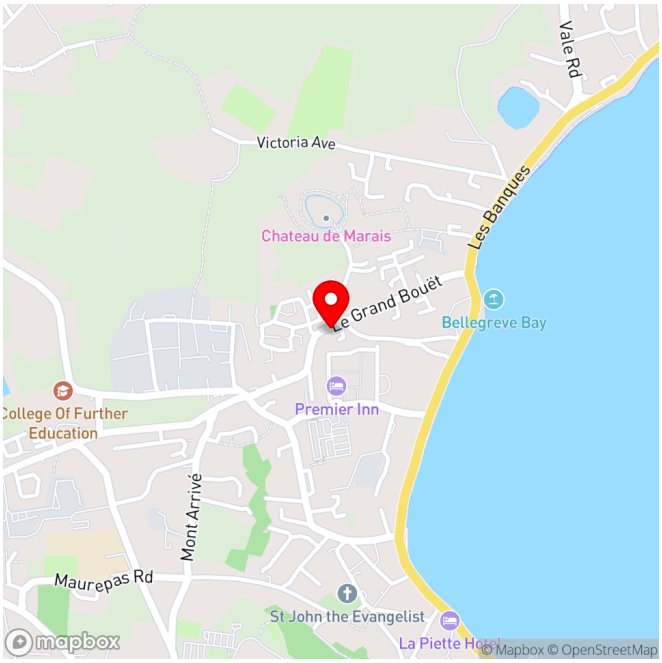

For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of 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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