

## 1 Havilland Cottages

## St Peter Port



Cranfords are delighted to present 1 Havilland Cottages to the local market. Situated in a quiet off-road position within St Peter Port, this home offers a peaceful setting while remaining conveniently close to local amenities. Internally, the ground floor comprises a cosy lounge with working fireplace, a spacious kitchen/diner with Aga, and a family bathroom. Upstairs, there are two well-proportioned bedrooms, offering bright and comfortable accommodation. Presented in move-in condition, the property also offers an excellent opportunity for the next owner to personalise and make their own. Externally, there is a private rear garden, mainly laid to lawn and bordered by mature trees, along with a substantial outbuilding ideal for storage or workshop use, and ample parking for multiple vehicles. To arrange your viewing, please contact Cranfords on 01482 243878.

- ✓ 2 Bedrooms
- ✓ Tranquil location
- ✓ Workshop & Garage
- ✓ Ample Parking
- ✓ TRP 130
- ✓ 1 Bathroom
- ✓ Close to St Peter Port Amenities
- ✓ Excellent Scope To Extend
- ✓ Private Front & Rear Garden
- ✓ LR3382

## Accommodation

### Ground Floor

#### Entrance Hallway

3' 10" x 24' 1" (1.17m x 7.34m)

#### Cupboard Under Stairs

2' 4" x 5' 2" (0.71m x 1.57m)

#### Lounge

11' 1" x 13' 10" (3.38m x 4.22m)

#### Kitchen

Appliances include Stanley Aga, Miele Dishwasher, Hotpoint washing machine, Bosch Integrated undercounter fridge.

11' 9" x 11' 11" (3.58m x 3.63m)

#### Bathroom

7' 11" x 9' 3" (2.41m x 2.82m)

### First Floor

#### Landing

1' 10" x 2' 4" (0.56m x 0.71m)

#### Airing Cupboard

1' 10" x 4' 2" (0.56m x 1.27m)

#### Bedroom 1

9' 6" x 21' 3" (2.90m x 6.48m)

#### Bedroom 2

7' 6" x 10' 3" (2.29m x 3.12m)

### Exterior

#### Garage

8' 9" x 17' 0" (2.67m x 5.18m)

#### Workshop



14' 7" x 19' 3" (4.45m x 5.87m)

### Services

Mains electricity, water and drainage. Oil 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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