£820,000

Local Market

Fairmead

St Peter Port



Guernsey's local market will be delighted by the arrival of Fairmead, proudly presented by Cranfords. This exceptional townhouse is presented in true move-in condition and has been impeccably maintained throughout, with care, quality, and attention to detail evident in every aspect of the home.Â Upon entering the property, you are immediately struck by the impressive high ceilings, abundance of storage, and extensive fitted wardrobes in the bedrooms, all of which provide excellent flexibility for a bespoke layout tailored to a new owner's lifestyle.Â Fairmead offers four generously proportioned bedrooms, two large and light-filled bathrooms, a spacious sitting room, separate dining room, and a well-sized kitchen with adjoining utility area and separate WC. This is a rare opportunity to acquire a beautifully maintained townhouse in a highly convenient location, just a short stroll from the town centre and its wide range of amenities.Â Further enhancing the appeal of this superb home is its low-maintenance exterior, making it

- 4 Bedrooms
- 2 Bathrooms
- True Move-In Condition
- Beautifully Presented
- Parking For 4 Vehicles
- Rear Patio Garden
- Nearby Many Amenities
- Ideal Family Home
- Lock Up and Leave
- Town House
- TRP 210
- LR 3383

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an ideal lock-up-and-leave property, together with parking for up to four vehicles.Â Situated moments from Cambridge Park and Beau Sejour Leisure Centre, Fairmead is a truly outstanding property that must be viewed in person to fully appreciate everything it has to offer.





Accommodation

Ground Floor

Entrance Hall
25' 5" x 6' 0" (7.75m x 1.83m)

Lounge
16' 0" x 14' 0" (4.88m x 4.27m)

Dining Room
12' 5" x 12' 2" (3.78m x 3.71m)



Kitchen
Appliances Include integrated Hotpoint fridge/freezer, Hotpoint slimline dishwasher, electric Hotpoint hob, oven & Extractor fan.
20' 0" x 12' 0" (6.10m x 3.66m)

Utility
Includes Hotpoint washing machine.
10' 5" x 8' 0" (3.17m x 2.44m)

W/C
4' 0" x 3' 0" (1.22m x 0.91m)

First Floor

Bathroom
10' 0" x 9' 0" (3.05m x 2.74m)



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Bedroom 3
13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom 2
16' 0" x 12' 0" (4.88m x 3.66m)

Airing Cupboard
3' 0" x 3' 0" (0.91m x 0.91m)

Dressing Room
Double doors open out to balcony.
8' 0" x 6' 0" (2.44m x 1.83m)

Second Floor

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

Bedroom 4
12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom 1
Built in wardrobes.
16' 0" x 12' 0" (4.88m x 3.66m)

Office
6' 0" x 6' 0" (1.83m x 1.83m)

Services

Mains electricity, water and drainage. Oil central heating.

Price Includes

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

Possession

By arrangement.









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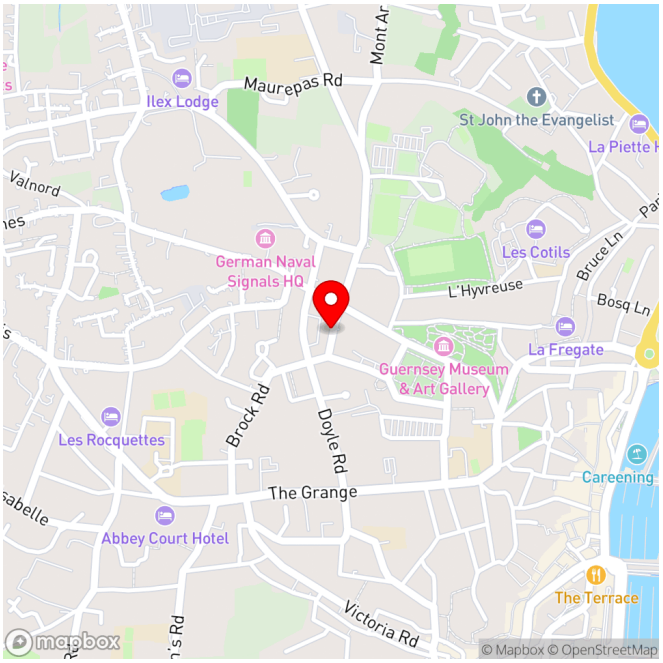
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For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing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