Cranfords
ESTATE AGENTS

£525,000

Local Market

Tamarind

St Peter Port



Cranfords are delighted to bring Tamarind to the local market, a well-presented and meticulously maintained semi-detached home situated in a quiet position at the rear of a small clos of similar properties in St Peter Port. Offering well-proportioned accommodation throughout, this attractive two-bedroom property comprises a spacious sitting room and a fitted kitchen with direct access to the rear garden and patio on the ground floor. Upstairs, there are two comfortable bedrooms and a family bathroom. Externally, the property continues to impress with a sunny, enclosed garden and patio area, complete with a garden shed, creating the perfect setting for outdoor dining, entertaining, or simply relaxing. A particular advantage of this home is the provision of three parking spaces, a rare and highly desirable feature. Subject to the necessary planning permissions, there is also potential to extend the property to the side or rear, providing an opportunity to further enhance and personalise the accommodation. Whether you are a first-time buyer,

- 2 Bedrooms
- 1 Bathroom
- Ideally Located Nearby Admiral Park
- Parking For 3 Vehicles
- Rear Enclosed Grass & Patio Garden
- True Move In Condition
- Owners Onward Purchase Agreed
- Ideal First Time Buy
- Scope to Extend
- Situated On A Quiet Clos
- TRP 78

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looking to downsize, or seeking a ready-to-let investment property, Tamarind represents an excellent opportunity. Presented in true move-in condition throughout, this charming home is ready to be enjoyed from day one. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.





Accommodation

Ground Floor

Entrance Porch
5' 5" x 2' 9" (1.65m x 0.84m)

Lounge/Diner
16' 6" x 13' 7" (5.03m x 4.14m)

Kitchen
Appliances include Hotpoint 4 ring electric hob, AEG oven, Belling extractor fan, Ebac washing machine, Hotpoint dish washer & fridge/freezer.
13' 7" x 6' 8" (4.14m x 2.03m)



First Floor

Landing
11' 8" x 6' 4" (3.56m x 1.93m)

Bathroom
6' 5" x 6' 4" (1.96m x 1.93m)

Bedroom 2
Fitted wardrobes.
11' 6" x 7' 0" (3.51m x 2.13m)

Bedroom 1
Built in wardrobes.



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11' 7" x 13' 7" (3.53m x 4.14m)

Services

Mains electricity, water and drainage. Gas 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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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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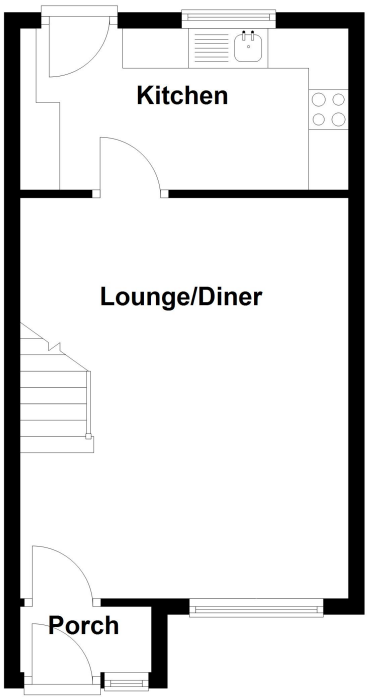
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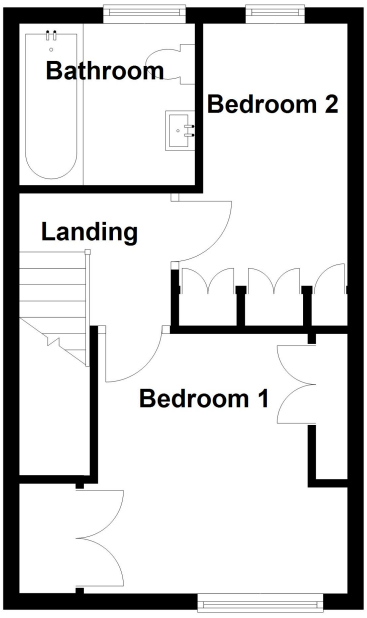
St Peter Port

Local Market

Ground Floor

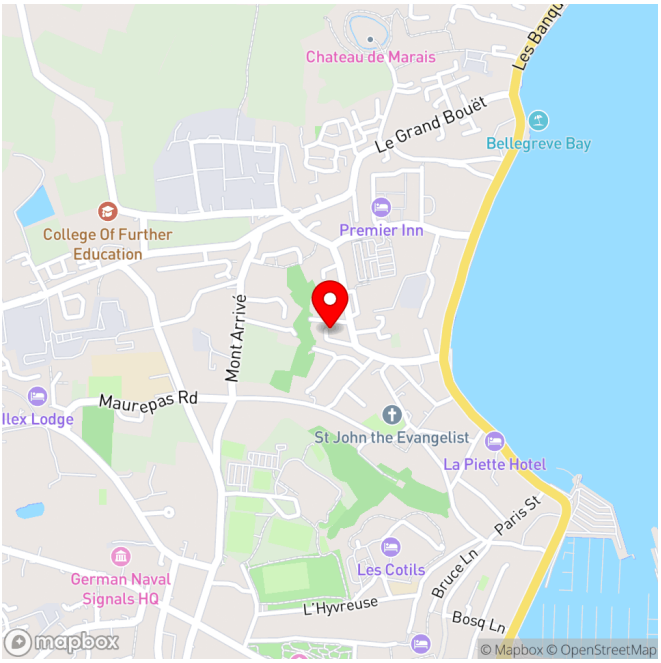


First Floor









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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