£495,000

Local Market

Carlton

St Peter Port



Newly presented to the local market is Carlton, a charming three-bedroom terraced home ideally positioned within a quiet one-way lane just off Brock Road. Carlton would benefit from a programme of modernisation throughout, providing plenty of scope to create a wonderful home tailored to individual tastes and requirements. For added peace of mind, the property has been inspected by a structural engineer, who has confirmed that it is structurally sound. A copy of the survey report is available upon request. The accommodation currently comprises a lounge, dining room, kitchen and an extension which was completed in the mid-1990s and provides a conservatory, utility room and W/C. The lounge or dining roomÂ offers the potential to be reconfigured into an additional bedroom. On the first floor, there are two bedrooms, study and a quirky shower room with the W/C adjacent. Externally, Carlton benefits from both front and rear gardens, with the added advantage of a single garage situated to the rear of

- 3 Bedrooms
- 1 Bathroom
- In Need Of Numerous Upgrades
- Terraced House
- Private Garage & On Street Parking Nearby
- Generously Sized Accommodation Throughout
- Within Walking Distance To Town
- Front & Rear Garden
- Separate W/C & Utility
- LR3409
- TRP140

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the property. Carlton offers fantastic potential in a convenient and peaceful location. An exciting opportunity with plenty of potential! Contact Cranfords today on 01481 243878 to arrange your viewing!









Accommodation

Ground Floor

Entrance Hall
24' 0" x 6' 0" (7.32m x 1.83m)

Lounge
16' 0" x 12' 0" (4.88m x 3.66m)

Dining Room/Bedroom 3
12' 0" x 11' 0" (3.66m x 3.35m)

Kitchen
10' 0" x 10' 0" (3.05m x 3.05m)

Conservatory
14' 0" x 13' 0" (4.27m x 3.96m)

Utility
Max.
9' 3" x 9' 0" (2.82m x 2.74m)

First Floor

Bedroom 1
13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom 2
12' 0" x 11' 0" (3.66m x 3.35m)

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Study
8' 8" x 6' 0" (2.64m x 1.83m)

Inner Hall
6' 6" x 3' 5" (1.98m x 1.04m)

W/C
9' 4" x 3' 5" (2.84m x 1.04m)

Shower Room
9' 5" x 3' 5" (2.87m x 1.04m)

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

-
Strictly by appointment.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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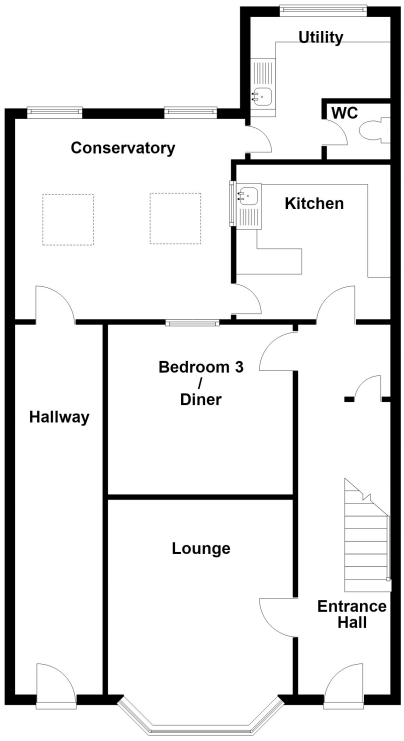
Carlton

£495,000

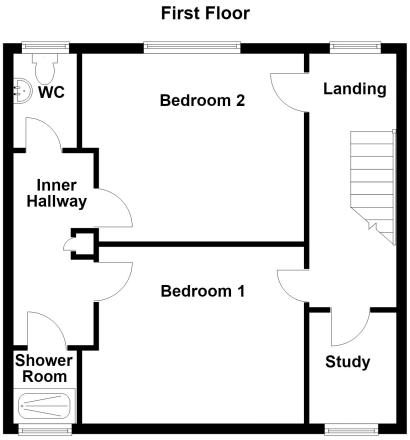
St Peter Port

Local Market

Ground Floor

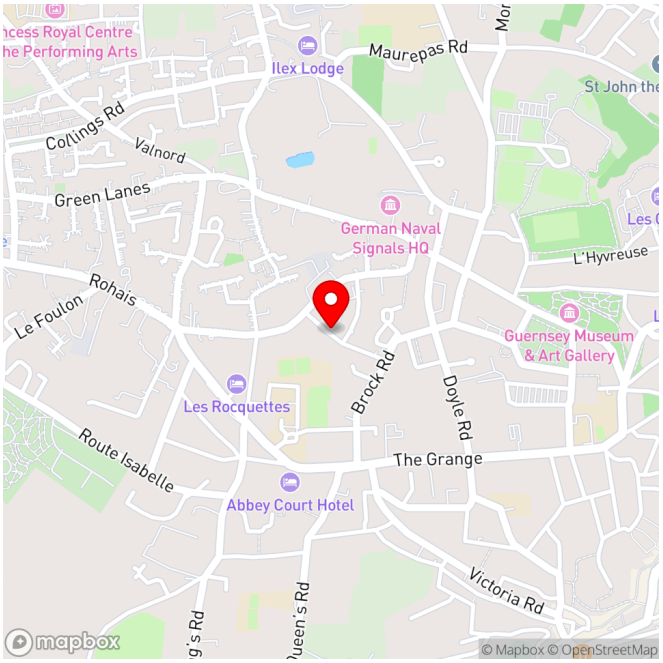


First Floor









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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