

£570,000



Claremont

Cranfords
Estate Agents



Features

- Enclosed Garden
- Garage & On Street Parking Nearby
- Ideal Central Location
- TRP150

Summary of Property

Claremont is a charming townhouse ideally located in St Peter Port, within easy walking distance of both the Town Centre and the Beau Sejour Leisure Centre. The ground floor offers a welcoming entrance hall leading to a comfortable sitting room, a well-proportioned kitchen, conservatory, and a versatile dining room which could also serve as a double bedroom. A cloakroom with shower facilities and a useful storage alleyway—accessed from the front of the property—add to the home's practicality. Upstairs, the property features two generously sized double bedrooms, both benefiting from built-in storage, along with a family bathroom. To the rear, Claremont enjoys an enclosed garden and a single garage, complemented by ample on-street parking nearby. Well positioned and offering excellent living accommodation, Claremont presents a fantastic opportunity for enhancement or modernisation. For further details or to arrange a viewing, please contact Cranfords on 243878.

Room Descriptions

Hallway

5' 8" x 23' 8" (1.73m x 7.21m)

Sitting Room

12' 4" x 11' 9" (3.76m x 3.58m)

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m) . Appliances include Hotpoint oven and hob, extractor fan, Lec under counter fridge, Zanussi under counter freezer, Hotpoint washing machine.

Dining Room / Bedroom 3

11' 1" x 10' 8" (3.38m x 3.25m)

Conservatory

13' 5" x 10' 2" (4.09m x 3.10m)

Cloakroom

5' 2" x 3' 9" (1.57m x 1.14m)

First Floor

Landing

14' 7" x 5' 8" (4.45m x 1.73m)

Bedroom 1

11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 2

12' 2" x 10' 8" (3.71m x 3.25m)

Bathroom

8' 3" x 5' 8" (2.51m x 1.73m)

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

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.



Material Information

Parking Types: None.

Heating Sources: Electric. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

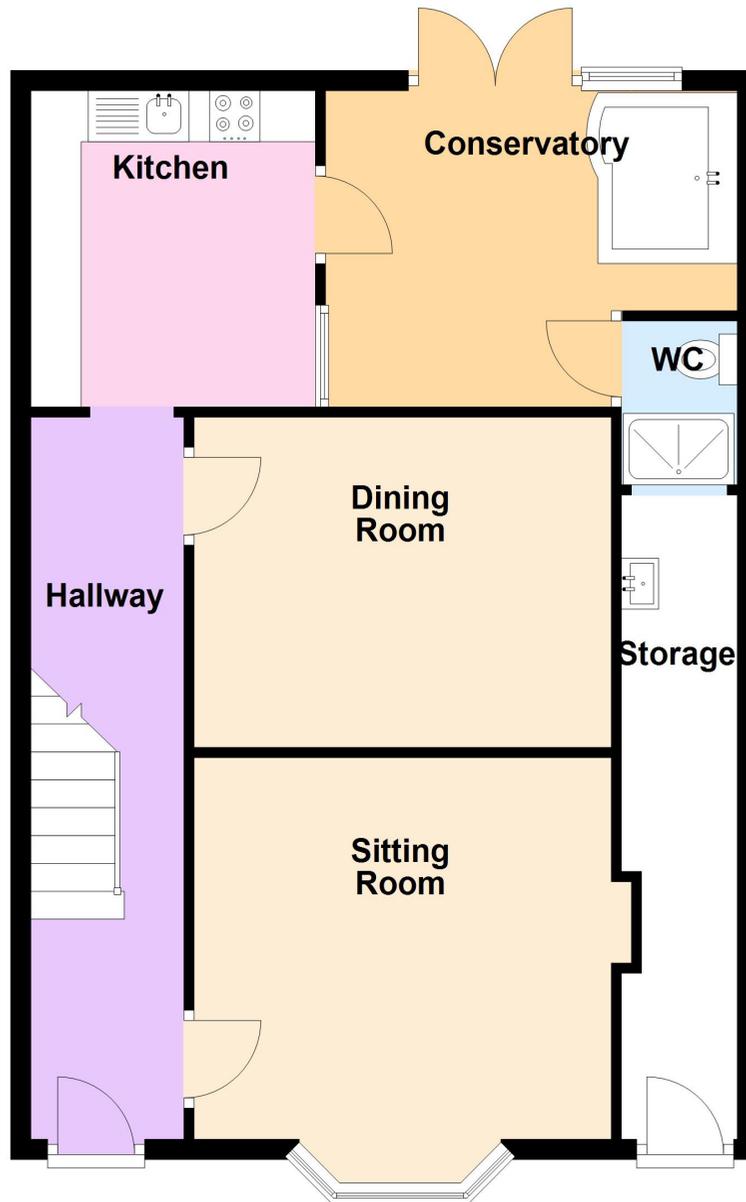
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

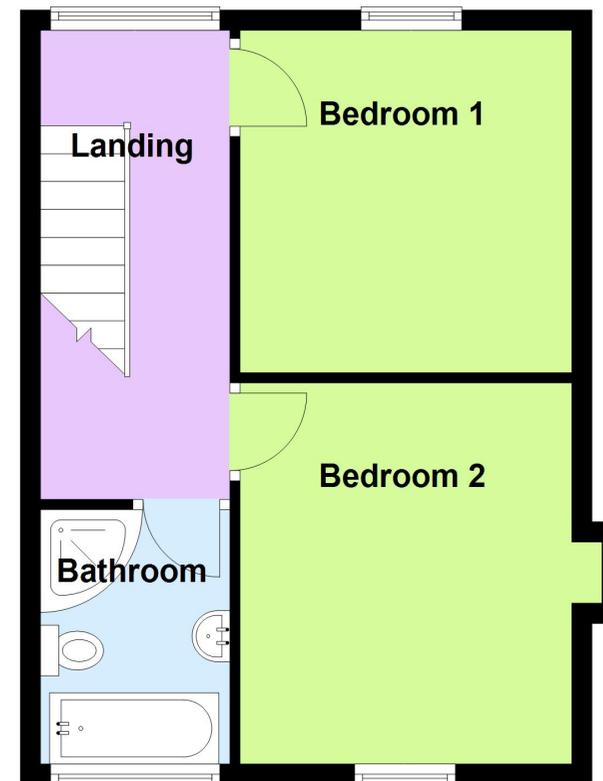


Floorplan

Ground Floor



First Floor



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