

£569,000
Freehold




Cranfords
Estate Agents



Features

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

Summary of Property

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.

Room Descriptions

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

11' 9" x 11' 11" (3.58m x 3.63m) Appliances include Stanley Aga, Miele Dishwasher, Hotpoint washing machine, Bosch Integrated undercounter fridge.

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.



Material Information

Parking Types: None.

Heating Sources: Central. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

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

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.

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