



Kerryville

13 Les Petites Fontaines | St Peter Port

This mid-terrace family home is conveniently located a few minutes walk from both the town centre and Cambridge Park. The property is spacious and well presented but would benefit from some modernisation. Accommodation comprises lounge, dining room, kitchen, four bedrooms and a family bathroom. There is also excellent storage throughout. To the rear of the property is a low maintenance garden which is split into a small patio area and a raised lawn. There is excellent on street parking options in the area.

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

Firm £355,000

Shields
& Rutland

PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

24' 5" x 6' 1" (7.44m x 1.86m)

Lounge

12' 6" x 12' 8" (3.80m x 3.87m)

Dining Room

12' 6" x 10' 10" (3.80m x 3.30m)

Kitchen

18' 3" x 7' 10" (5.57m x 2.40m)

First Floor landing

14' 9" x 6' 1" (4.50m x 1.86m)

Bedroom 1

11' 10" x 11' 6" (3.60m x 3.50m)

Bedroom 2

12' 6" x 10' 10" (3.80m x 3.30m)

Bathroom

7' 4" x 6' (2.23m x 1.82m)

Second Floor landing

5' 3" x 4' 7" (1.60m x 1.39m)

Bedroom 3

18' 4" x 10' 5" (5.59m x 3.18m)

Bedroom 4

10' x 11' 9" (3.04m x 3.57m)

Garden

The rear garden comprises a small patio area with steps up to a raised

lawn. There is a small shed and access to the road.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Part double glazed

SERVICES

Mains water, drainage, electricity and gas.

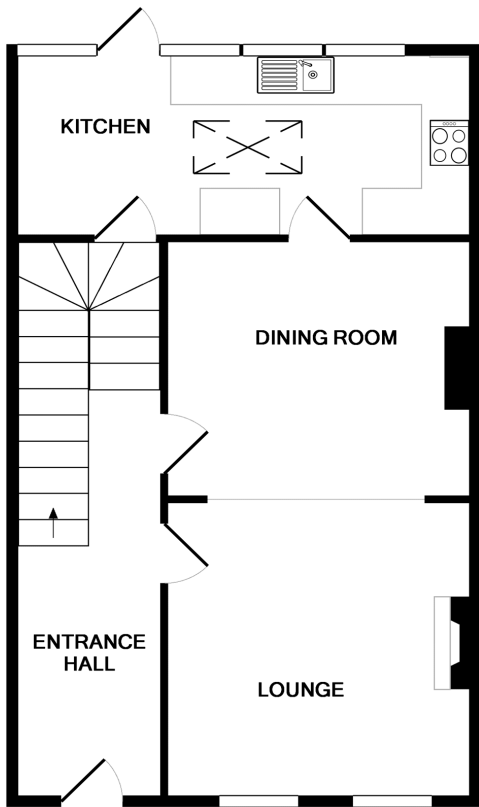
APPLIANCES INCLUDED

- Hotpoint washing machine
- Bosch tumble dryer
- Hotpoint fridge/freezer
- Neff oven
- Neff microwave
- Hotpoint Aquarius dishwasher

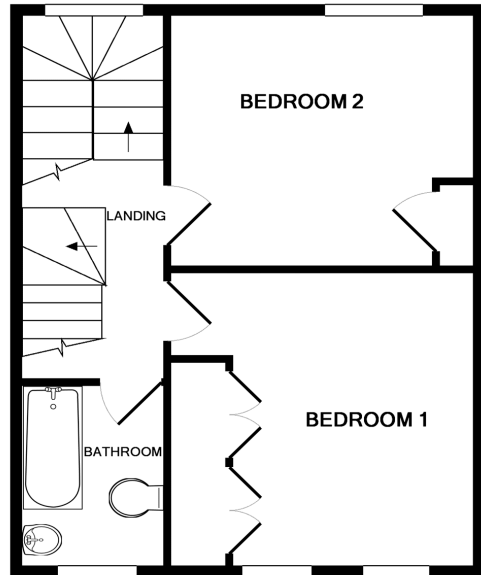
SCHOOL CATCHMENT

- Vauvert Primary School
- Mare de Carteret High School

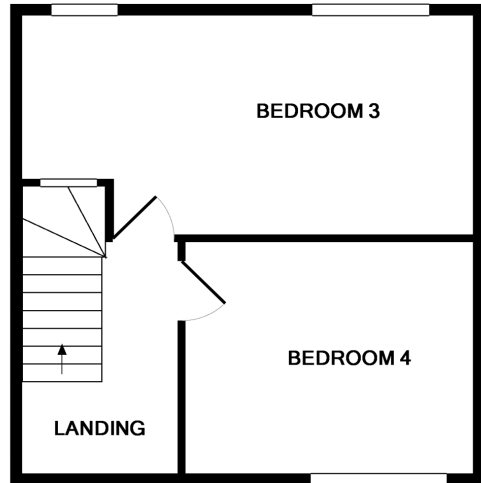
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

KERRYVILLE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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OPENING DOORS SINCE 1993