



Orange Grove

Water Lanes | St Peter Port

Orange Grove is a traditional, granite built, semi-detached house in need of major renovation. The property is located in very quiet lane on the outskirts of St Peter Port. There is potential to refurbish the main house and create a wonderful family home or alternatively the property could be turned into two apartments (with the relevant permissions). Accommodation comprises lounge, dining room, kitchen/breakfast room, three bedrooms, a bathroom and a WC. The site also includes a large area of land across the road which is used as the main garden to the property. It currently has a single garage on it but could easily become a building plot with the possibility of putting two houses on it.

£450,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

Shields
& Rutland

PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

14' 5" x 6' 5" (4.40m x 1.95m)

Lounge

16' 1" x 14' 5" (4.90m x 4.40m)

Dining Room

14' 5" x 14' 1" (4.40m x 4.30m)

Kitchen

12' 2" x 10' 2" (3.70m x 3.10m)

Rear Hall

10' 2" x 3' 2" (3.10m x 0.97m)

Bathroom

6' 11" x 6' 5" (2.10m x 1.95m)

WC

6' 5" x 3' 3" (1.95m x 1.00m)

First Floor Landing

8' 10" x 6' 5" (2.70m x 1.95m)

Bedroom 1

16' 1" x 14' 5" (4.90m x 4.40m)

Bedroom 2

14' 5" x 14' 1" (4.40m x 4.30m)

Bedroom 3

10' 10" x 5' 7" (3.30m x 1.70m)

Gardens

To the rear of the property is a small garden bordered with mature shrubs and bushes. There is also a low maintenance front garden with trees and bushes providing a beautiful feature as well as privacy to the house.

Garage

The garage provides parking for one car with the potential to park a second car in front.

Garden/Plot

Detached from the main house/garden is a second area of land. It benefits from an independent mains water supply as well as an old well and a power supply (although currently disconnected). This has been historically used as the main garden for the property but offers the potential, with relevant permissions, to built two houses on it.

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Development potential

SERVICES

Mains drain, water and electricity.

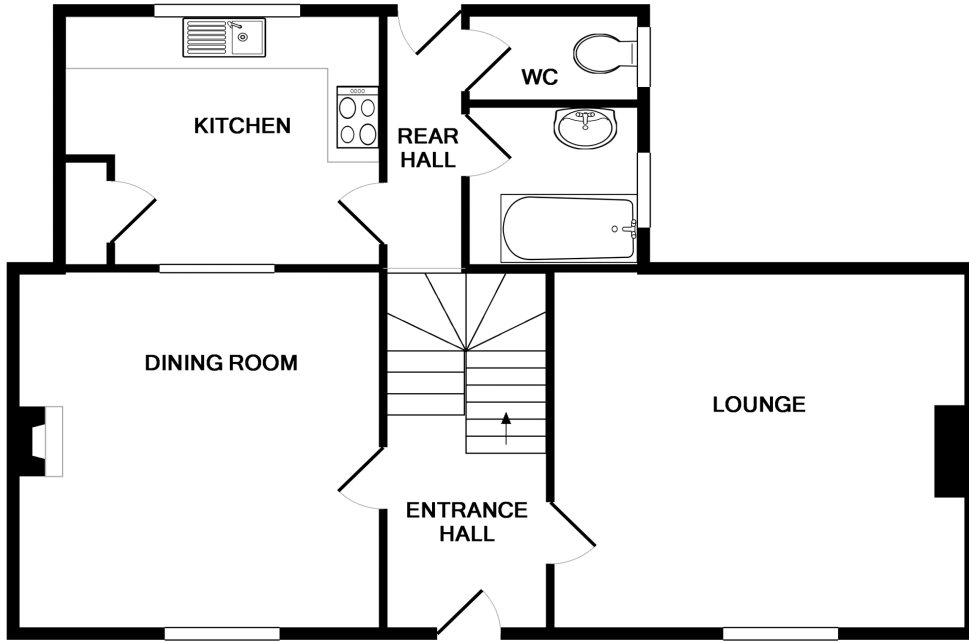
APPLIANCES INCLUDED

- To be agreed at sale

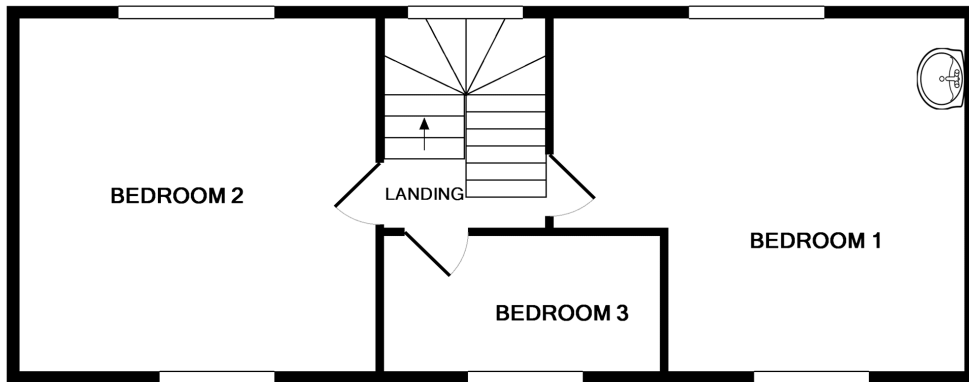
SCHOOL CATCHMENT

- Amherst Primary School
- St Sampsons High School

FLOORPLAN



GROUND FLOOR



1ST FLOOR

ORANGE GROVE

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