

SOLE
AGENT

Petit Bleu

4 Piette Road | St Peter Port

This spacious family home is presented to the market in excellent condition and boasts a number of original features. Petit Bleu is located in convenient area of St Peter Port with the town centre, Admiral Park and Cambridge Park all a short walk away. Although currently a three bedroom property, there is potential to create a fourth bedroom with minor inconvenience. Accommodation currently comprises lounge, dining room, kitchen/sunroom, three bedrooms, a bathroom and a shower room. To the rear of the property is a low maintenance courtyard garden. A detached garage/workshop accessed from the garden, provides parking for one car.

£580,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields
& Rutland

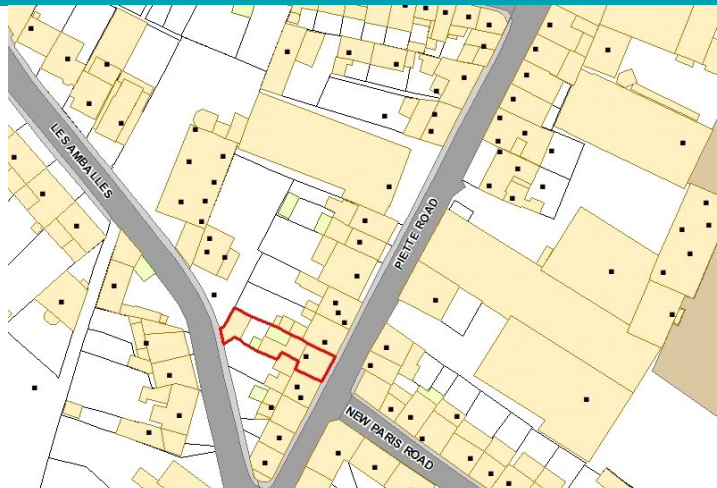
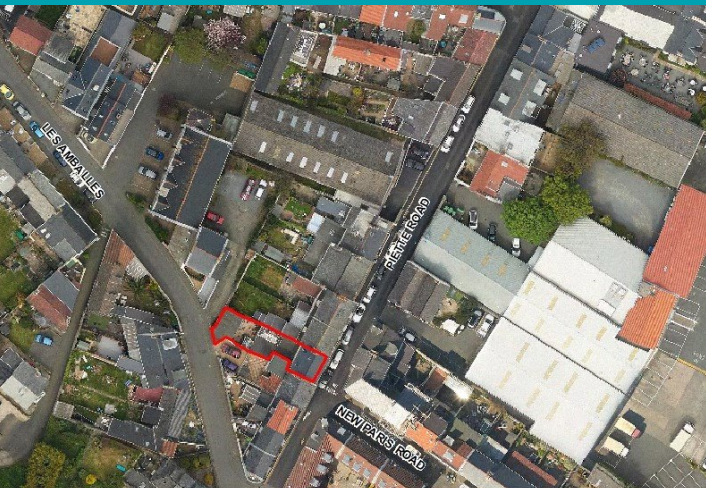
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

17' 8" x 5' 10" (5.39m x 1.79m)

Lounge

18' 3" x 11' 7" (5.56m x 3.53m)

Dining Room

12' 10" x 12' 2" (3.90m x 3.71m)

Kitchen/Sun Room

18' 3" x 17' 11" (5.56m x 5.46m)

First Floor Landing

10' x 5' 10" (3.04m x 1.79m)

Bedroom 1

18' 3" x 11' 1" (5.57m x 3.38m)

Bathroom

8' 11" x 8' 5" (2.71m x 2.57m)

Second Floor Landing

8' 2" x 5' 11" (2.49m x 1.81m)

Bedroom 2

12' 3" x 11' 7" (3.73m x 3.53m)

Bedroom 3

11' 6" x 6' (3.51m x 1.82m)

Shower Room

7' 1" x 5' 10" (2.16m x 1.77m)

Garden

To the rear of the property is a low maintenance courtyard garden with access to the garage/workshop.

Garage/Workshop

A detached garage/workshop accessed from the garden, provides parking for one car.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Spacious accommodation
- Garage/workshop

SERVICES

uPVC double glazing. Main drain, water and electric. Oil fired central heating.

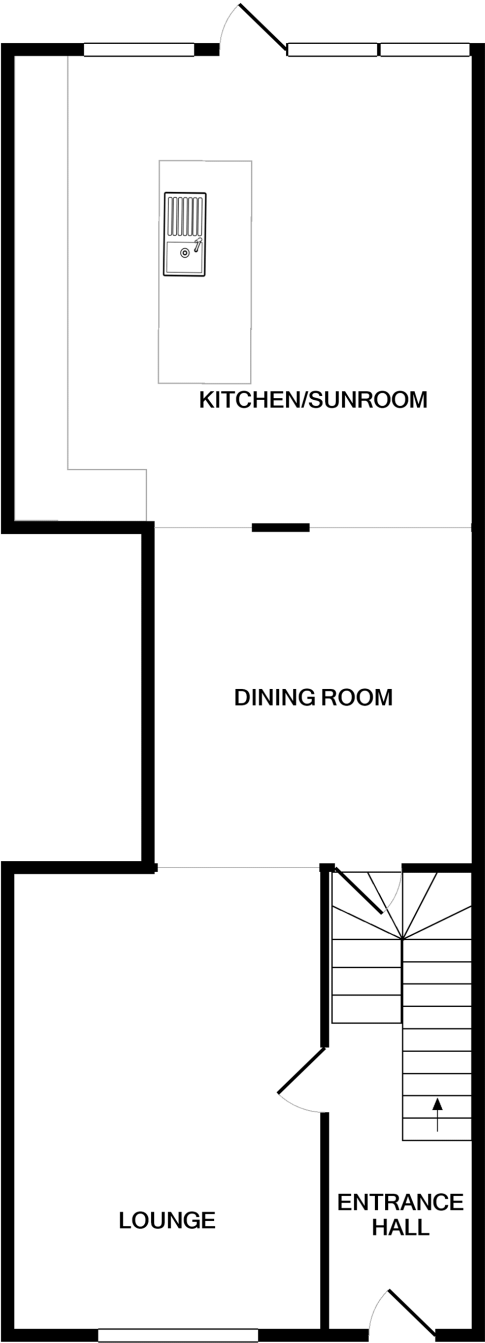
APPLIANCES INCLUDED

- AEG double oven
- AEG dishwasher
- Integrated fridge/freezer
- Integrated washing machine

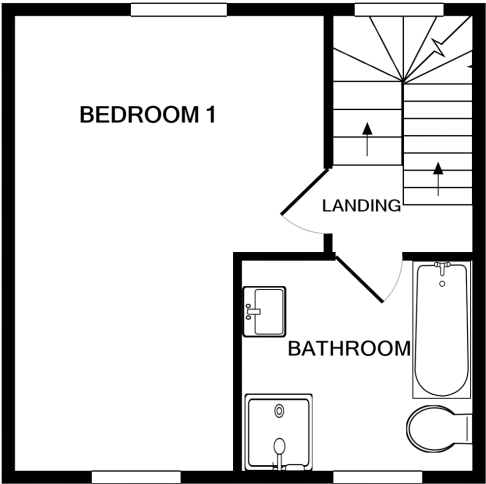
SCHOOL CATCHMENT

- Amherst Primary School
- St Sampson High School

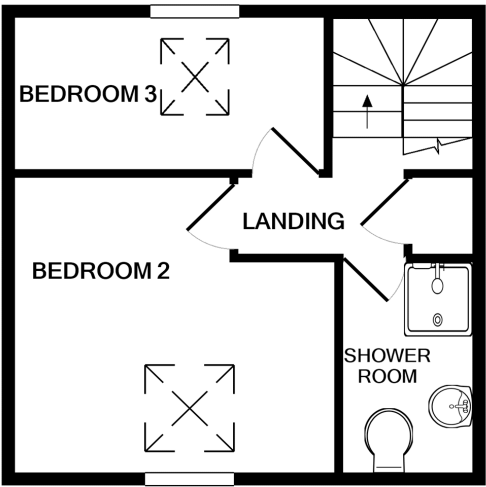
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

PETIT BLEU

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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