



LOVELY HOME ON A QUIET CLOS NEAR THE OUTSKIRTS OF ST PETER PORT.

MIRABELLE, 8 GLEBE CLOSE, LA NEUVE RUE, ST PETER PORT, GY1 1SE

Asking Price £390,000



Situated on a quiet clos on the outskirts of St Peter Port • Low maintenance, fully enclosed rear garden • Parking for two vehicles in addition to a car port • Potential for further development should a purchaser wish to do so • Ideal for first time buyers and downsizers alike

3 Bedrooms • 1 Bathrooms • 2 Receptions

Description

This semi-detached modern build family home has accommodation comprising hallway, living room, fully fitted kitchen and a double bedroom on the ground floor. While occupying the first floor is a further two double bedrooms and a bathroom with separate cloakroom, ideal for family life.

There is parking provided for two vehicles, with the further addition of a car port, which also gives scope for an extension if required. To the rear of the property is a low maintenance garden, with artificial lawn and a patio to one side.

An excellent property for a growing family, whilst also providing potential for improvements to increase its future value.

Mirabelle is situated on a lovely quiet clos on the outskirts of St Peter Port within close distance of local amenities and just a short distance away from St Peter Port town centre. A main bus route is available nearby from Route de la Ramee. The school catchment area for the property is Amherst Primary and St Sampsons High School.

Services and Notes

Mains water, electricity and drainage. Bottled gas central heating. UPVC double glazing. The property is of cavity construction. TRP 127.

To include all fitted flooring, carpets and the light fittings. Appliances include: Rangemaster Professional oven and hob with extractor above.

Tenure

Freehold

Directions

Travelling along La Neuve Rue, the entrance to Glebe Clos is on the first sharp right hand turning, on the left hand side. Take the first left and Mirabelle is the second on the left hand side. Perry's Guide Map Reference: Page 16 D3.

Viewing

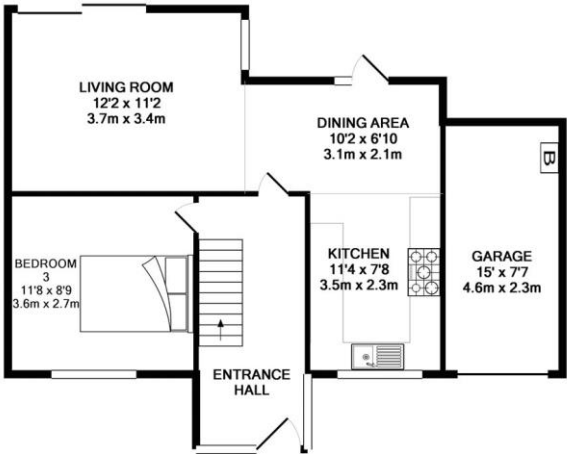
Strictly by appointment with Savills.



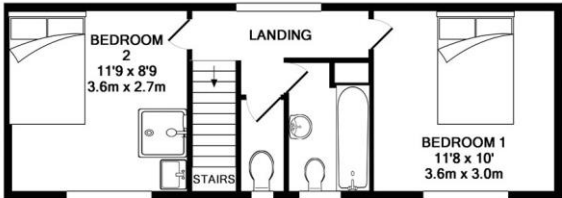


FLOORPLANS

Gross internal area: 1367 sq ft, 127 m²



GROUND FLOOR



1ST FLOOR

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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+44 (0) 1481 713 463

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