



A detached bungalow, ideal for those looking for a property to put their own stamp on.

Leicester, Rouge Rue, St Peter Port, GY1 1ZA

Asking Price £550,000

savills







Detached bungalow offering good size accommodation throughout • Positioned centrally on a plot with wrap around gardens • Ample parking to the front for multiple vehicles • Requiring cosmetic upgrading throughout • Situated in a central location close to local amenities

#### Local Information

Leicester is situated in a convenient central location on the outskirts of St Peter Port, remaining within close proximity of the amenities at Admiral Park and also those of the town centre. Beau Sejour Leisure Centre and the lovely Cambridge Park are also just a short distance away. A regular bus route is available along Rouge Rue. The school catchment area for the property is Amherst Primary and St Sampsons High School.

#### About this property

This detached bungalow is presented to the market in need of cosmetic upgrading throughout, offering an excellent opportunity for potential purchasers to create a lovely home that they can put their own stamp on.

Currently the property is comprised of an entrance hallway, good size sitting room opening through to a dining room, fully fitted kitchen, three bedrooms and a family bathroom. In addition the property benefits from a good size loft space.

Leicester also boasts low maintenance, wrap around gardens with timber sheds, along with ample parking for multiple vehicles to the front.

#### Services and Notes

Mains electricity, water and drainage. Electric night storage heating. Bottled gas for the cooker. UPVC double glazing. We understand the property is of solid block construction. TRP 121.

#### Directions

Travelling up Rouge Rue, the property is the last on the left hand side on the first bend, at the exit of St Johns Road. Perry's Guide Map Reference: Page 17 F3.

#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office. Telephone: +44 (0) 1481 713 463.













Leicester, Rouge Rue, St Peter Port, GY1 1ZA  
Gross Internal Area 1302 sq ft, 121 m<sup>2</sup>

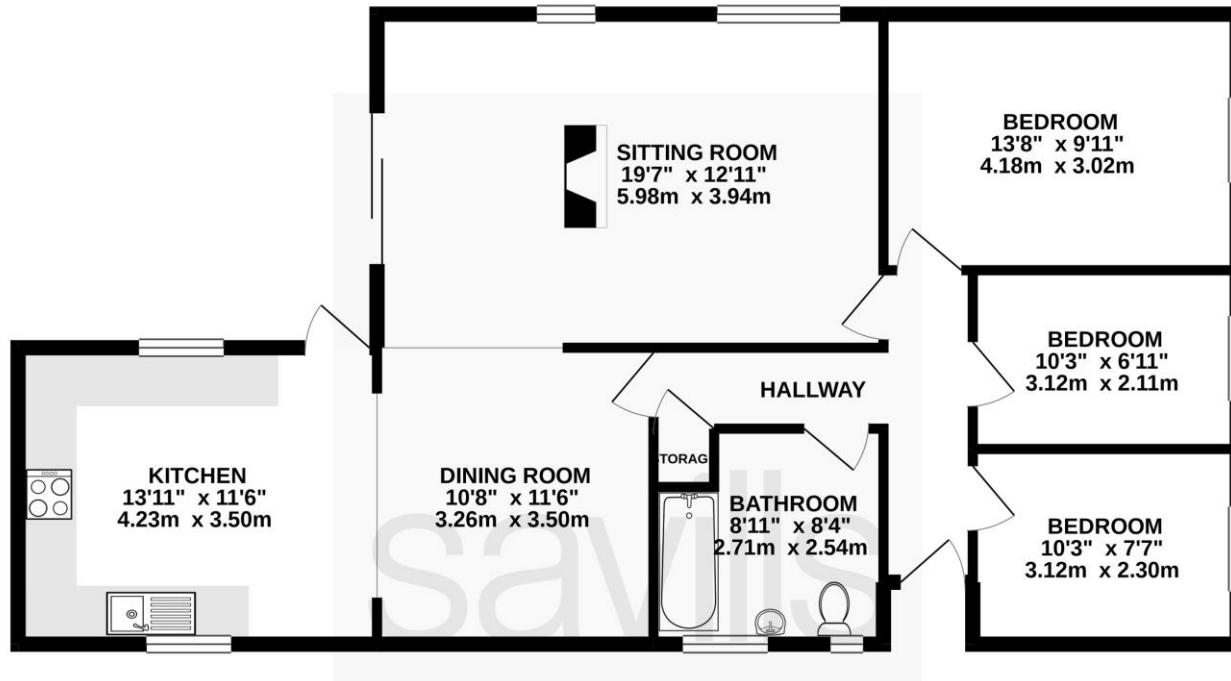


savills

savills.gg

Keith Enevoldsen  
Guernsey  
+44 (0) 1481 713 463  
keith.enevoldsen@savills.com

GROUND FLOOR  
1302 sq.ft. (121.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2020

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201120AXLY

