

MI CASA

SOLE AGENT



1

BEDROOM

1

BATHROOM

582

SQ FT

£465,000 LOCAL MARKET, ST. PETER PORT

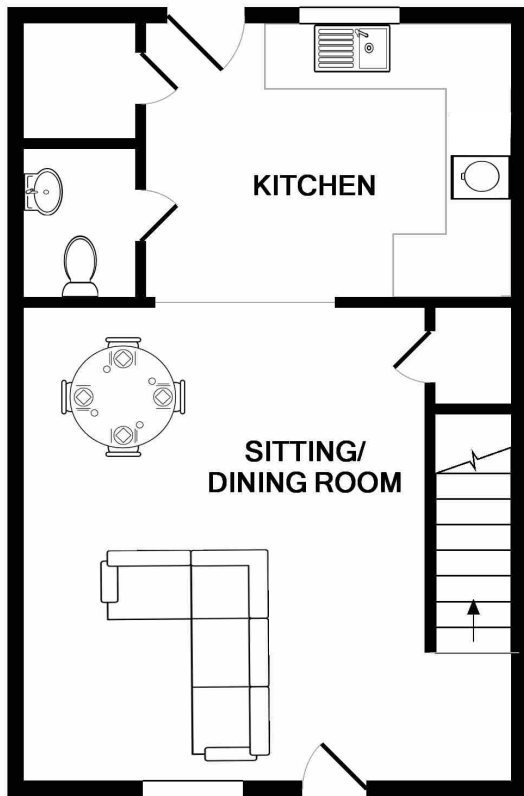
Mi Casa is an immaculately presented, terraced home conveniently located on the outer edge of Town. The property is situated within easy walking distance of nearby Schools, Beau Sejour Leisure Centre and the amenities of Admiral Park yet within close proximity of the shops and restaurants of central St Peter Port. Set over two floors, the light ground floor accommodation comprises sitting/dining room to the front, fully fitted kitchen and cloakroom to the rear. The first floor offers a generous primary bedroom with en-suite bathroom. Externally, the property boasts a fully enclosed, sunny rear patio garden with store shed and there is a front garden laid to lawn as well as parking for one vehicle. A lovely home worthy of closer inspection.



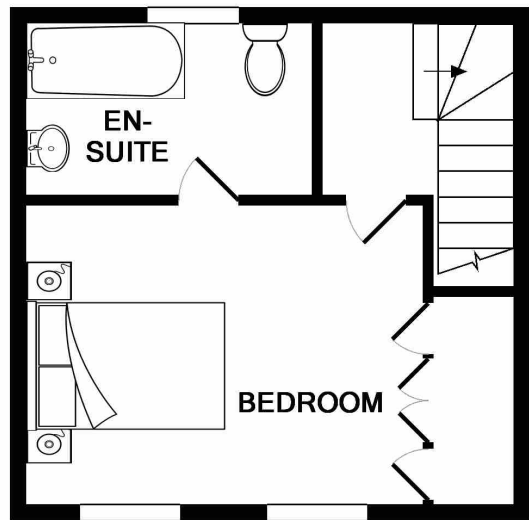
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

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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GROUND FLOOR

Sitting/dining room	15'2 x 14'8
Kitchen	10'3 x 8'8
Cloakroom	4'5 x 3'5

FIRST FLOOR

Bedroom	12'4 x 9'5
En-suite bathroom	8'3 x 5'7

KEY FACTS

Immaculately presented property
Close to Town, Admiral Park & amenities
Spacious and light accommodation
Garden, sunny patio garden and parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES

Electric single Aga
Hotpoint extractor
Hotpoint fridge/freezer
Smeg dishwasher
Hotpoint washer/dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Amherst Primary
St Sampson's High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£465,000



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