

STRATTON HOUSE



3

BEDROOMS

1

BATHROOM

1,321

SQ FT

£550,000 LOCAL MARKET, ST. PETER PORT

Stratton House is a large, terraced townhouse situated within a one way road in central St. Peter Port, within easy walking distance of the town centre and all of its amenities. The accommodation, which is in need of upgrading, is laid out over three floors, comprising kitchen, sitting room, family bathroom, separate wc and three double bedrooms. Externally, there is garden to the front as well as a garage which can house 1/2 vehicles. A wonderful opportunity for someone looking for a townhouse to put their own stamp on, or alternatively Stratton House could be converted into two units subject to the necessary planning permissions.



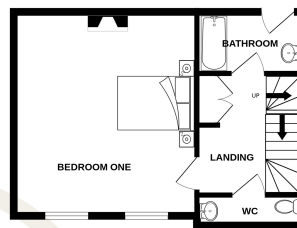
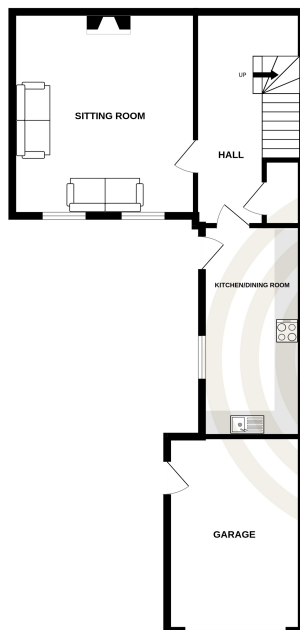
LIVINGROOM
The Channel Island Estate Agent



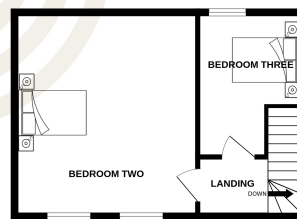


GROUND FLOOR
625 sq. ft. (58.1 sq.m.) approx.

1ST FLOOR
349 sq. ft. (32.4 sq.m.) approx.



2ND FLOOR
347 sq. ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq. ft. (122.7 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.

GROUND FLOOR

Kitchen/dining room	16'2 x 7'8
Hall	16'5 x 8'2
Sitting room	15'8 x 14'1

FIRST FLOOR

Landing	10'3 x 8'5
Bedroom one	15'7 x 14'1
Bathroom	8'5 x 4'9
WC	8'5 x 2'3

SECOND FLOOR

Landing	8'5 x 6'4
Bedroom two	15'4 x 14'1
Bedroom three	11'1 x 8'5

KEY FACTS

- Large, terraced townhouse
- Convenient St. Peter Port location
- Upgrading required
- Garden area to the front
- Garage for 1/2 vehicles

SERVICES

- Mains services

DRAINAGE

- Mains drainage

HEATING

- Oil central heating (not currently working)

APPLIANCES

- Hotpoint double oven with hob
- Hotpoint fridge/freezer
- Hotpoint washing machine
- Hotpoint dishwasher
- Indesit tumble dryer

INCLUSIONS

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

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.

£550,000



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