



## Mirabelle

8 Glebe Cos | La Neuve Rue |

This spacious, semi-detached family home is located on a very quiet clos on the outskirts of St Peter Port. While in move-in condition the property would benefit from some minor upgrading and modernisation and there is also the possibility of converting the garage to increase the living space. Accommodation comprises open plan lounge/kitchen/diner, three double bedrooms, a bathroom and a WC. To the rear of the property is a low maintenance garden with gated access to the front of the house. There is parking for three cars at the front of the property as well as a single car garage.

£545,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

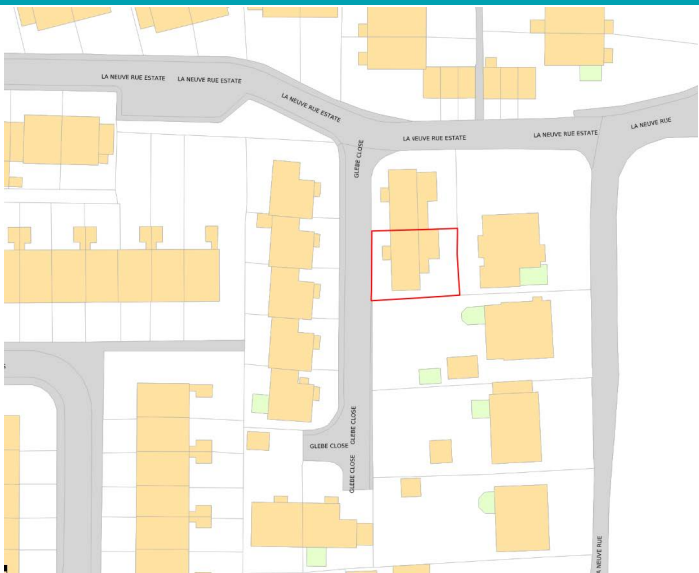
Shields  
& Rutland



PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.28m x 2.09m (17' 4" x 6' 10")

## Lounge/Diner

6.85m x 3.88m (22' 6" x 12' 9")

## Kitchen

5.68m x 2.34m (18' 8" x 7' 8")

## Bedroom 1

3.80m x 3.56m (12' 6" x 11' 8")

## Bedroom 2

3.56m x 3.16m (11' 8" x 10' 4")

## Bedroom 3

3.57m x 2.80m (11' 9" x 9' 2")

## WC

1.76m x 0.98m (5' 9" x 3' 3")

## Bathroom

2.60m x 1.08m (8' 6" x 3' 7")

## Garden

To the rear of the property is a low maintenance garden with gated access to the front of the house.

## Parking

There is parking for three cars at the front of the property as well as a single car garage.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Outskirts of town
- Quiet clos
- Low maintenance garden
- trp-127

## SERVICES

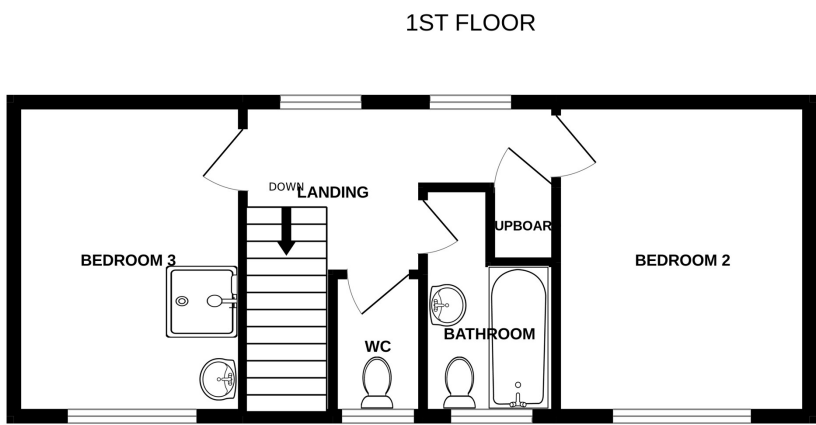
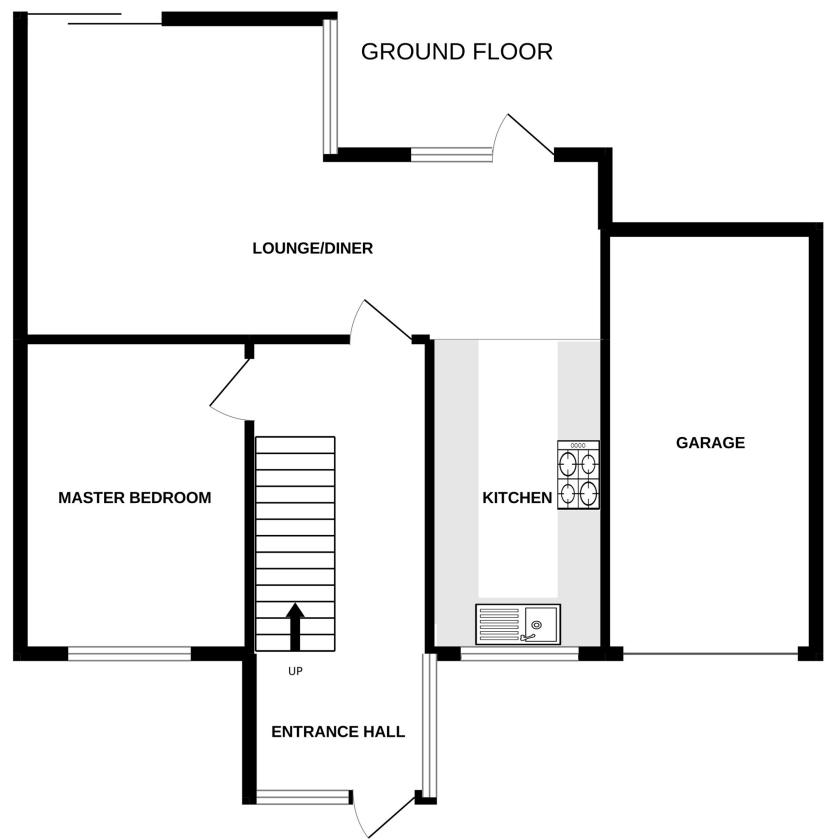
Mains water, electricity and drainage. Gas fired central heating.

## APPLIANCES INCLUDED

To be agreed at sale

## SCHOOL CATCHMENT

- Amherst Primary School
- St Sampson High School



MIRABELLE

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.  
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