



SOLE  
AGENT

7 Westbourne Crescent

Dalgairns Road | St Peter Port |

This semi-detached property is offered to the market in need of upgrading throughout and offers huge potential to create a wonderful family home. Number 7 is located in a quiet one-way road in St Peter Port and is within comfortable walking distance of Candie Gardens, Beau Sejour, the Town centre and many other amenities. Accommodation comprises lounge, dining room, kitchen, two double bedrooms, a bathroom and a utility room. There is the possibility, if required, to adjust the layout and create a third bedroom. To the rear of the property is a large garden, split over two tiers. There is good on street parking in the area.

**£440,000**

**2 BEDROOMS**

**1 BATHROOM**

**2 RECEPTIONS**

**Shields  
& Rutland**

## PHOTOS

### Awaiting Photos



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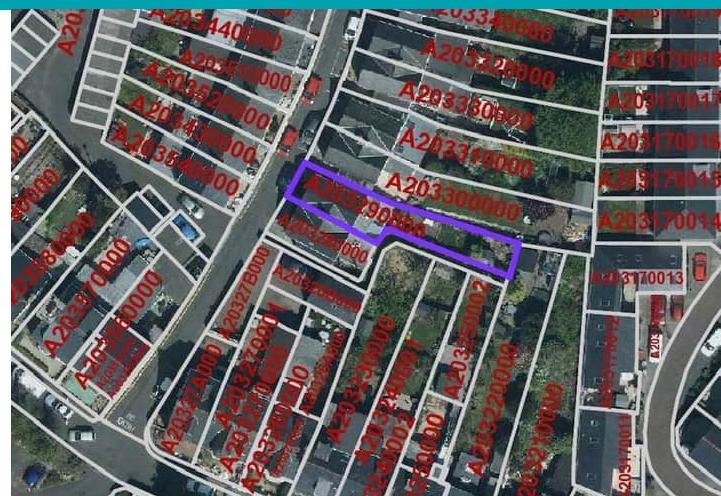
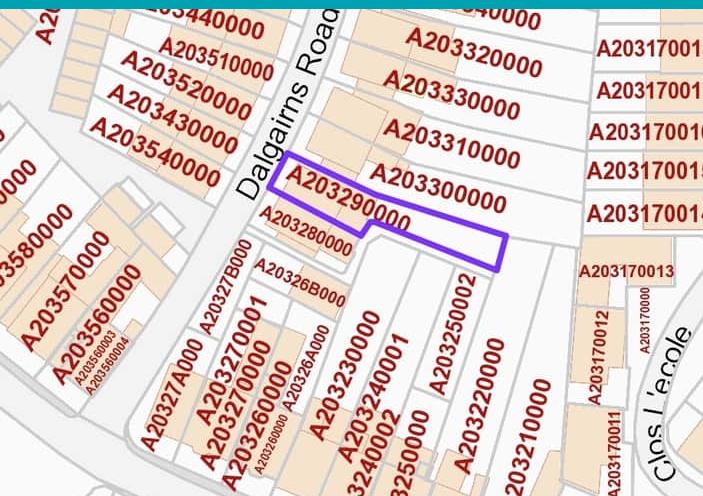
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# SPECIFICATIONS



## Entrance Porch

4.7m x 1.05m (15' 5" x 3' 5")

## Entrance Hall

0.99m x 1.00m (3' 3" x 3' 3")

## Lounge

3.97m x 3.89m (13' 0" x 12' 9")

## Dining Room

3.96m x 2.96m (13' 0" x 9' 9")

## Kitchen

3.53m x 3.3m (11' 7" x 10' 10")

## Utility Room

1.94m x 1.40m (6' 4" x 4' 7")

## Bathroom

2.04m x 1.79m (6' 8" x 5' 10")

## First Floor Landing

1.00m x 1.00m (3' 3" x 3' 3")

## Bedroom 1

3.96m x 2.96m (13' 0" x 9' 9")

## Bedroom 2

3.97m x 2.95m (13' 0" x 9' 8")

## Garden

To the rear of the property is a large, tiered garden mainly laid to lawn with mature borders and shrubs.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- In need of upgrading
- Opportunity to rearrange the layout
- Large garden
- Original features

## SERVICES

Mains drain, water and electricity.

## APPLIANCES INCLUDED

To be agreed at sale

## SCHOOL CATCHMENT

Vauvert Primary School

Les Varendes high School