

SOLE  
AGENT

## Ashbourne

La Neuve Rue | St Peter Port | GY11SD

This spacious, detached bungalow is presented to the market in move-in condition but while offering huge potential for modernisation and development. This family home is located in a quiet, one-way lane on the outskirts of St Peter Port with central town in walking distance and shops and bars nearby. Accommodation comprises lounge, kitchen, dining room, conservatory, three double bedrooms (one of which contains a shower), a bathroom and a WC. To the rear of the property is a low-maintenance garden, mostly laid to lawn and bordered with mature flower beds. There is a large patio area, a greenhouse and a shed. In addition to the garage, the tarmac driveway provides parking for several vehicles. Further parking could be created by removing some of the front lawn.

**£695,000**

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



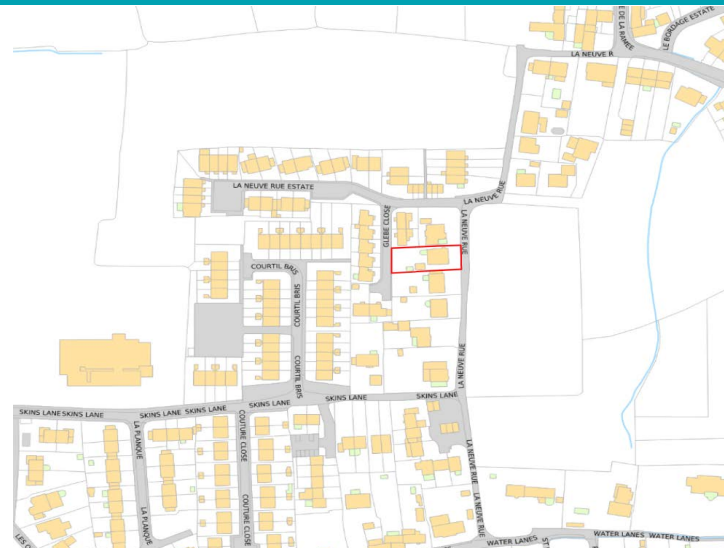
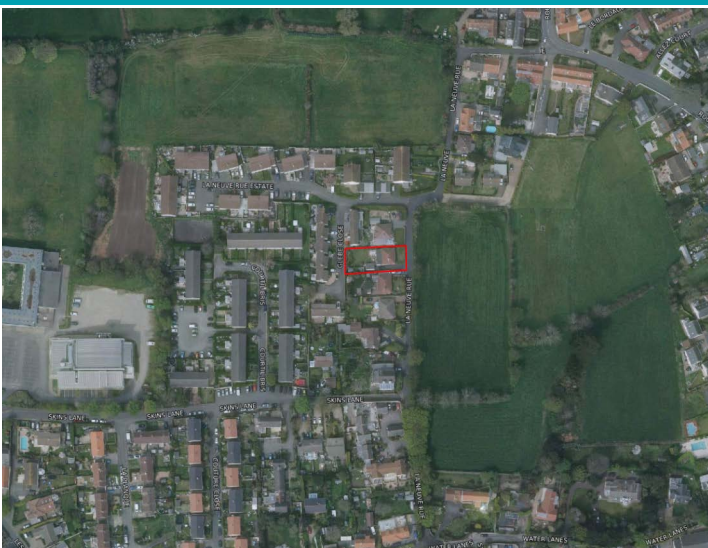
PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

6.60m x 1.23m (21' 8" x 4' 0")

## Rear Hall

2.90m x 0.94m (9' 6" x 3' 1")

## Lounge

3.68m x 3.65m (12' 1" x 12' 0")

## Kitchen

3.04m x 2.86m (10' 0" x 9' 5")

## Dining Room

2.86m x 2.58m (9' 5" x 8' 6")

## Conservatory

3.80m x 2.67m (12' 6" x 8' 9")

## Bedroom 1

3.67m x 3.66m (12' 0" x 12' 0")

## Bedroom 2

3.67m x 3.66m (12' 0" x 12' 0")

## Bedroom 3

3.65m x 3.64m (12' 0" x 11' 11")

## Bathroom

1.90m x 1.81m (6' 3" x 5' 11")

## WC

1.90m x 0.89m (6' 3" x 2' 11")

## Garden

To the rear of the property is a low-maintenance garden, mostly laid to lawn and bordered with mature flower beds. There is a large patio area, a greenhouse and a shed.

## Parking

In addition to the garage, the tarmac driveway provides parking for several vehicles. Further parking could be created by removing some of the front lawn.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- uPCV double glazed
- Low maintenance garden
- Spacious accommodation
- Garage/workshop
- Greenhouse

## SERVICES

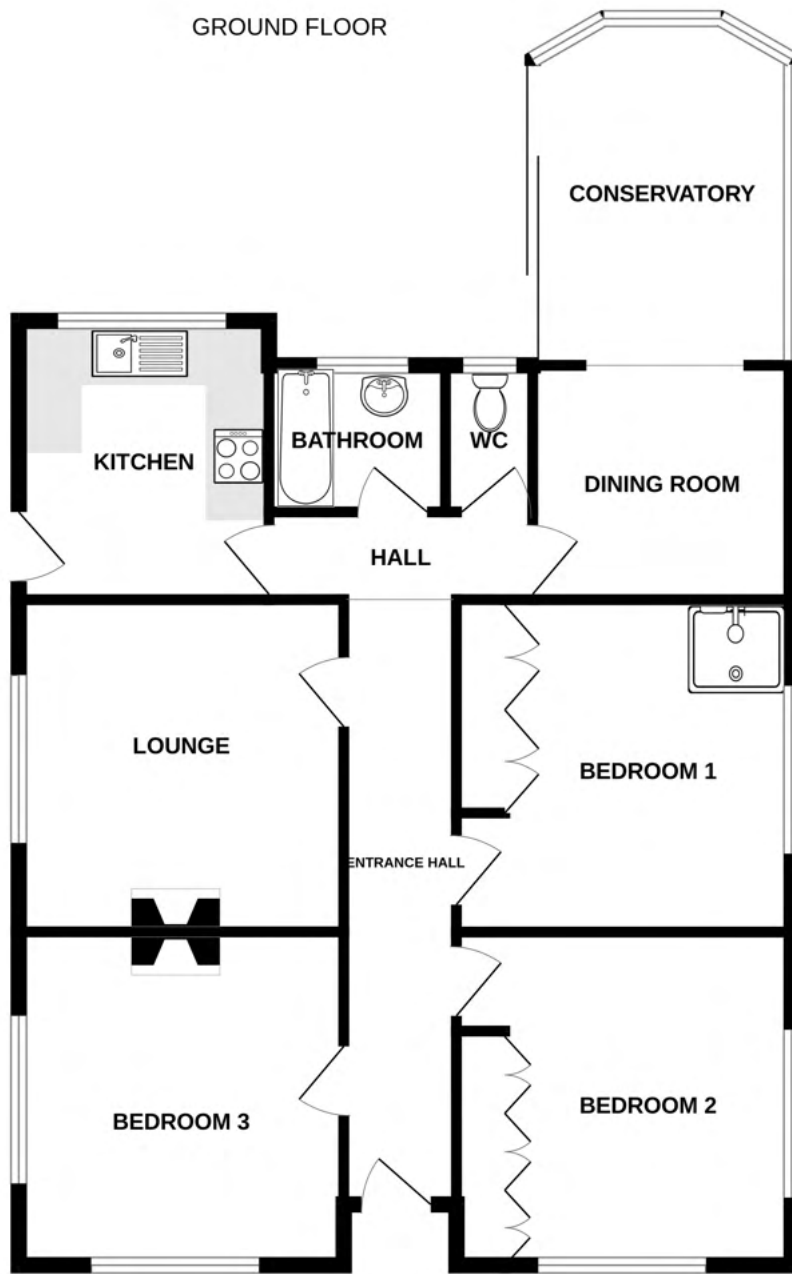
Mains water, electricity and drainage. Oil fired central heating.

## APPLIANCES INCLUDED

- Hotpoint dishwasher
- Hotpoint single oven
- Hotpoint fridge
- Hotpoint four ring hob
- Hotpoint extractor fan

## SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School



ASHBOURNE

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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