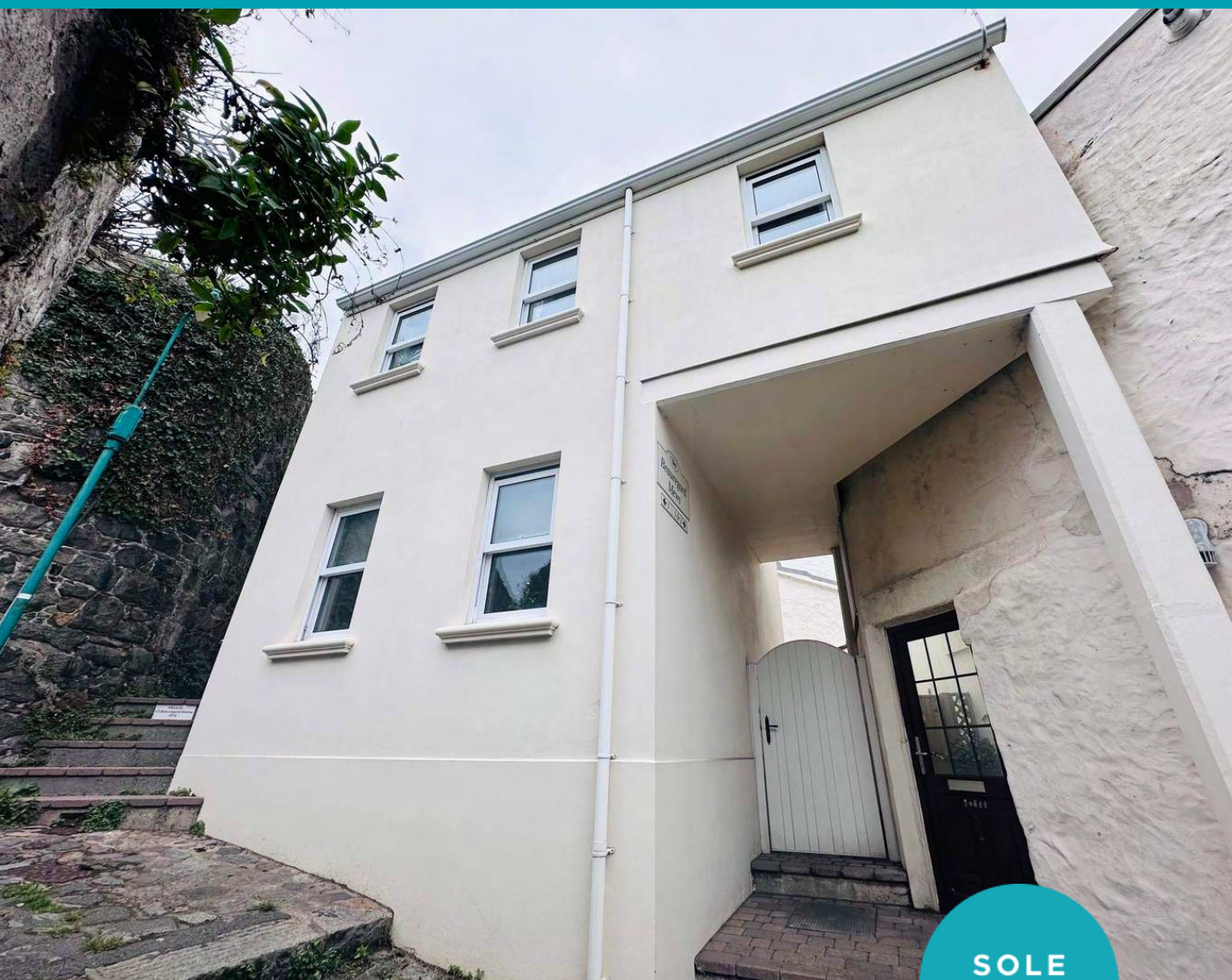




1 Beauregard Mews

St Julians Avenue | St Peter Port | GY11WB

This two bedroom house is presented to the market in move-in condition having been recently upgraded by the current owners and forms part of a small development of similar units. The property is located in a quiet pedestrian lane set back from the main road, just a couple of minutes' walk away from the town centre. Accommodation comprises open plan lounge/kitchen/diner, two bedrooms and a bathroom. There is a shared courtyard area at the front of the property and excellent on-street parking nearby with North beach car park also a short walk away. This is an ideal property for both first-time buyers or those looking for a buy-to-let.

£435,000

ESTATE AGENTS & PROPERTY MANAGERS

SOLE
AGENT

2 BEDROOMS

1 BATHROOM

1 RECEPTION

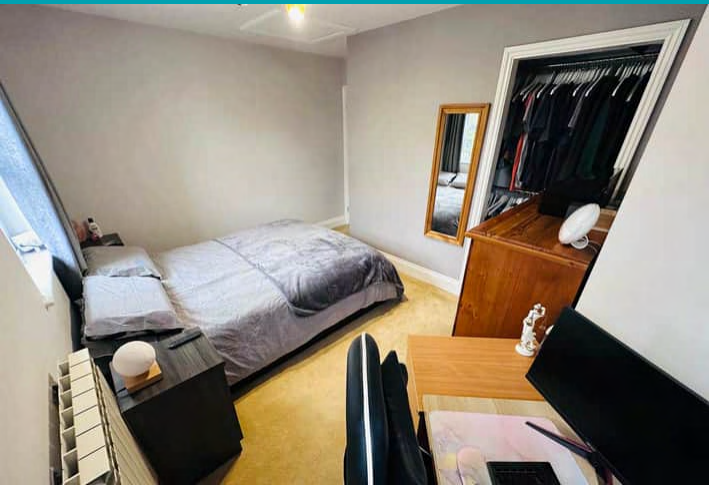
Shields
& Rutland

OPENING DOORS SINCE 1993

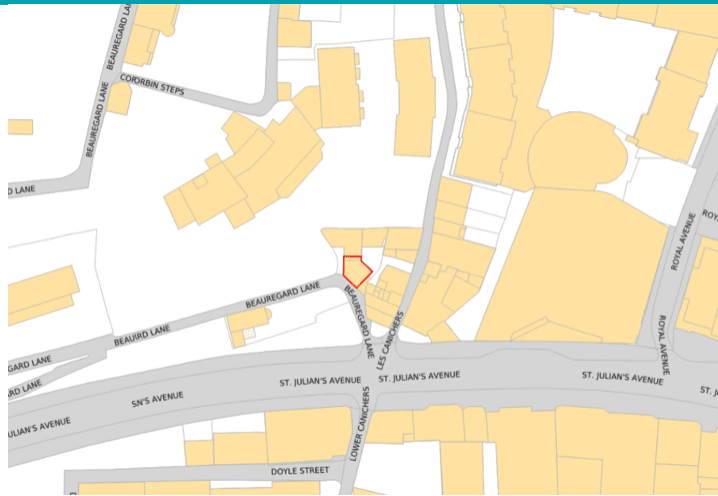
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge/Kitchen/Diner

7.00m x 5.15m (23' 0" x 16' 11")

First Floor Landing

3.65m x 2.08m (12' 0" x 6' 10")

Bedroom 1

4.95m x 3.52m (16' 3" x 11' 7")

Bedroom 2

3.97m x 3.35m (13' 0" x 11' 0")

Bathroom

3.47m x 1.76m (11' 5" x 5' 9")

Courtyard

To the front of the property is a shared courtyard area.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- uPCV double glazing
- Central town location
- Light and spacious
- Recently upgraded

SERVICES

Mains water, electricity and drainage. Gas combi boiler.

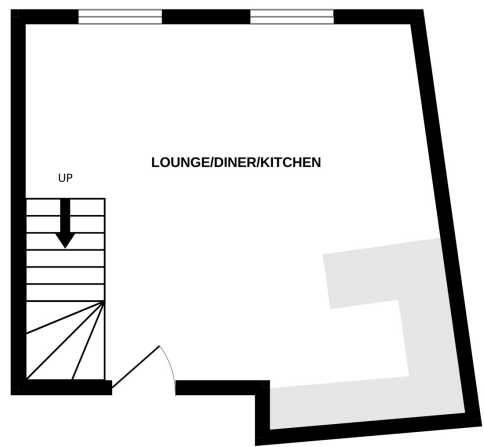
APPLIANCES INCLUDED

- Single oven
- Neff extractor fan
- Neff four ring hob
- Integrated Neff dishwasher
- Indesit washer/dryer

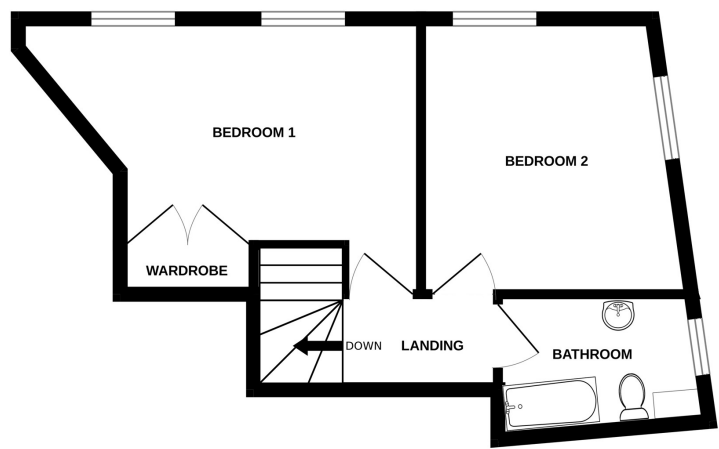
SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

GROUND FLOOR



1ST FLOOR



1 BEAUREGARD MEWS

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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