

SOLE  
AGENT

## 10 Infinity Gardens

La Vrangué | St Peter Port | GY12EX

This modern, mid-terrace family home is presented to the market in excellent condition and boasts beautiful features throughout. Number 10 is conveniently located within walking distance to shops, restaurants and Beau Sejour while also being a short drive away from Town. The spacious accommodation is spread over three floors and comprises an open plan lounge/kitchen/diner, four bedrooms, two bathrooms and a WC. To the rear of the property is a private, low maintenance garden with gated access to a large communal garden which is predominantly laid to lawn with mature trees and shrubs. There are two allocated parking spaces with a visitor space on the clos.

**£765,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields  
& Rutland

OPENING DOORS SINCE 1993

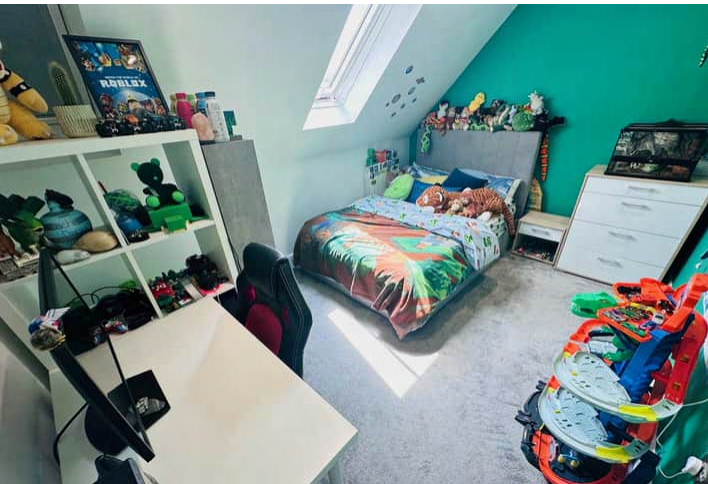
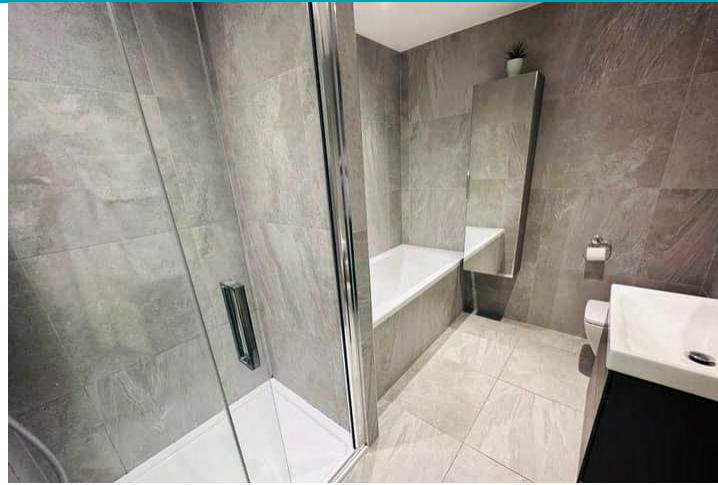


# PHOTOS



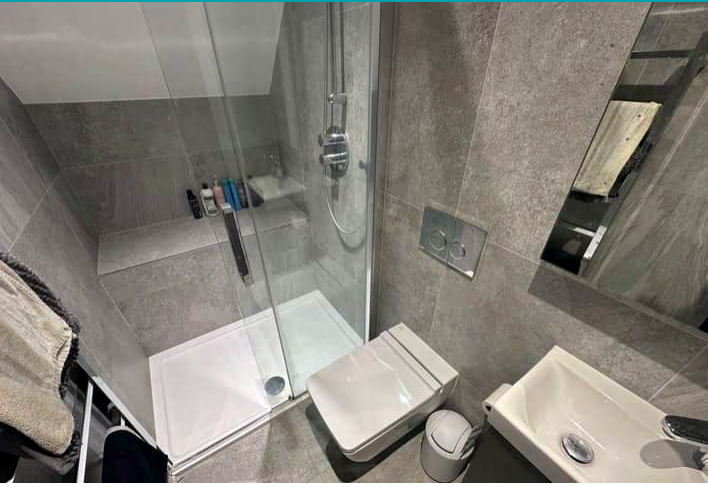


# PHOTOS





# PHOTOS





# SPECIFICATIONS



## Entrance Hall

4.37m x 1.93m (14' 4" x 6' 4")

## Kitchen/Lounge/Diner

9.32m x 4.95m (30' 7" x 16' 3")

## WC

1.65m x 1.24m (5' 5" x 4' 1")

## First Floor Landing

5.31m x 1.96m (17' 5" x 6' 5")

## Master Bedroom

4.76m x 3.87m (15' 7" x 12' 8")

## Ensuite

3.51m x 2.20m (11' 6" x 7' 3")

## Bedroom 4

2.86m x 2.85m (9' 5" x 9' 4")

## Second Floor Landing

2.05m x 0.98m (6' 9" x 3' 3")

## Bedroom 2

5.01m x 3.31m (16' 5" x 10' 10")

## Bedroom 3

3.81m x 2.85m (12' 6" x 9' 4")

## Shower Room

2.36m x 1.17m (7' 9" x 3' 10")

## Garden

To the rear of the property is a private, low maintenance garden with gated access to a large communal garden which is predominantly laid to lawn with mature trees and shrubs.

## Parking

There are two allocated parking spaces with a visitor space on the clos.

## PRICE INCLUDES

Blinds, carpets and light fittings

## SPECIAL FEATURES

- Modern build
- Light and spacious
- Enclosed rear garden
- Convenient location
- Service charge: £137pcm

## SERVICES

Mains water, electricity and drainage.

## APPLIANCES INCLUDED

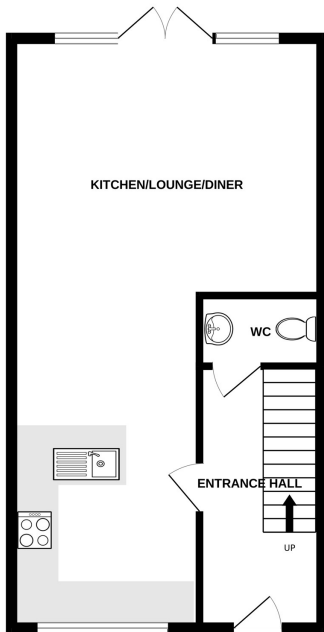
- Neff oven
- Integrated fridge/freezer
- Neff integrated microwave
- Neff dishwasher
- Bosch washing machine
- Smeg tumble dryer

## SCHOOL CATCHMENT

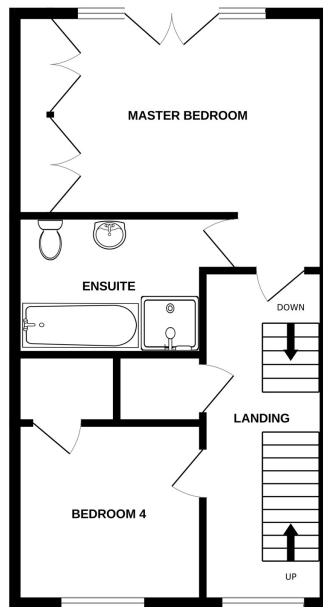
Amherst Primary School and Les Varendes High School

# FLOORPLAN

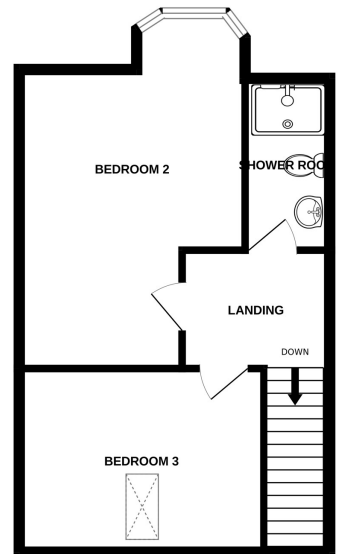
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## 10 INFINITY GARDENS

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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