

Awaiting Photos



SOLE
AGENT

La Cachette

2 Gas Lane | Le Bouet | St Peter Port | GY12BD

This mid-terrace property is offered to the market as an incomplete project and while it benefits from a new kitchen, shower room and upgraded electrics, there is still a lot of work to finish phase one, which will result in a characterful one-bedroom house on the outskirts of St Peter Port. Plans have been submitted for phase two which is to extend the property to create two further bedrooms and a bathroom. The owner is currently living in the property and it is mortgageable, but it would ideally suit somebody with experience in the building industry to complete the outstanding work. It is an exciting opportunity to get on the property ladder, realise the potential and also have the prospect of extending in the future if required. The current accommodation comprises of an unfinished lounge, kitchen/breakfast room, shower room, partially completed utility room and a double bedroom. There is allocated parking for one car and a courtyard garden.

1 BEDROOM

1 BATHROOM

1 RECEPTION

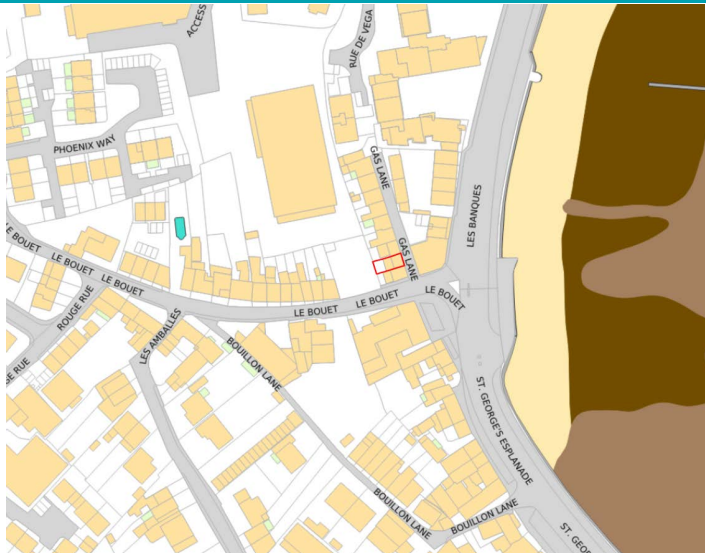
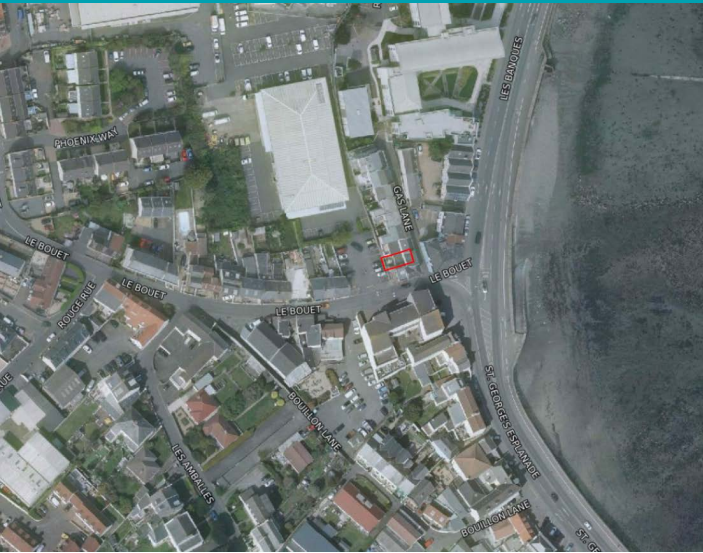
£370,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

SPECIFICATIONS



Lounge/Diner

5.46m x 3.60m (17' 11" x 11' 10")

Shower Room

2.24m x 1.87m (7' 4" x 6' 2")

Kitchen

3.30m x 3.10m (10' 10" x 10' 2")

Utility Room

2.35m x 1.55m (7' 9" x 5' 1")

First Floor Landing

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

Bedroom

5.60m x 3.58m (18' 4" x 11' 9")

Garden

To the rear of the property is a courtyard garden.

Parking

There is an allocated parking space for one car.

PRICE INCLUDES

Curtains/blinds, flooring and light fittings

SPECIAL FEATURES

- Outskirt of town centre
- New kitchen and shower room
- Upgraded electrics
- Parking for 1 car

SERVICES

Mains water, electricity and drainage.

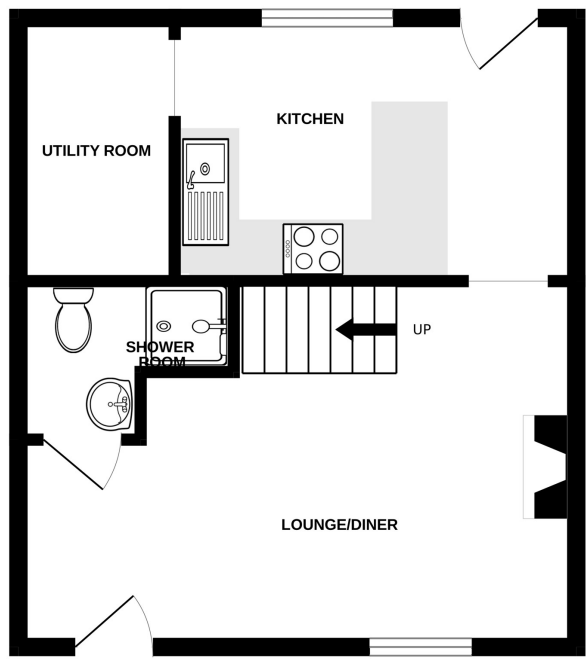
APPLIANCES INCLUDED

To be agreed at sale

SCHOOL CATCHMENT

n/a

GROUND FLOOR



1ST FLOOR



LA CACHETTE

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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