SOLE AGENT

1 The Glen

Vauvert | St Peter Port | GY11ND

This end terrace family home is positioned in a very quiet area of central St Peter Port, elevated from road level and on a dead-end road. The property is of modern construction and, while in need of external decoration, is in move-in condition. With amenities such as Beau Sejour, Candie Gardens and the town High Street all nearby, Number 1, The Glen is in an extremely convenient location. Accommodation comprises lounge/diner, kitchen, three bedrooms, a bathroom, en-suite shower room and a WC. The property benefits from low maintenance gardens to the front and rear. A secure garage, which is shared with two other properties, currently provides parking for one car. There is a stacker system in position (which can facilitate two cars) but it is out of order, this can be repaired to then provide additional parking for a second car.

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

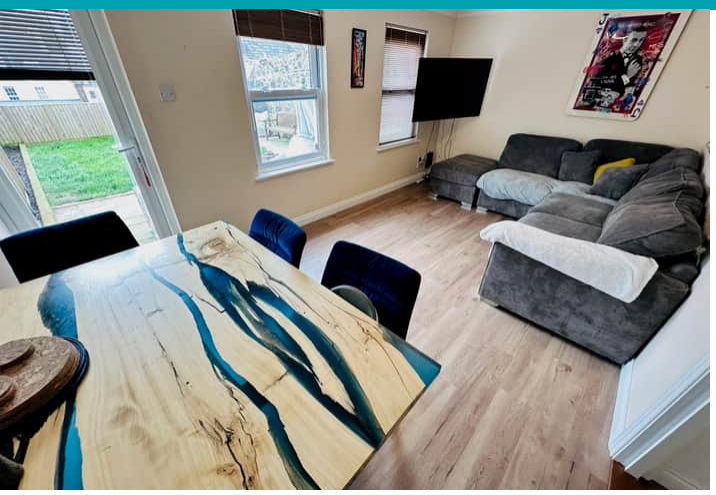
£645,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields & Rutland

OPENING DOORS SINCE 1993

PHOTOS



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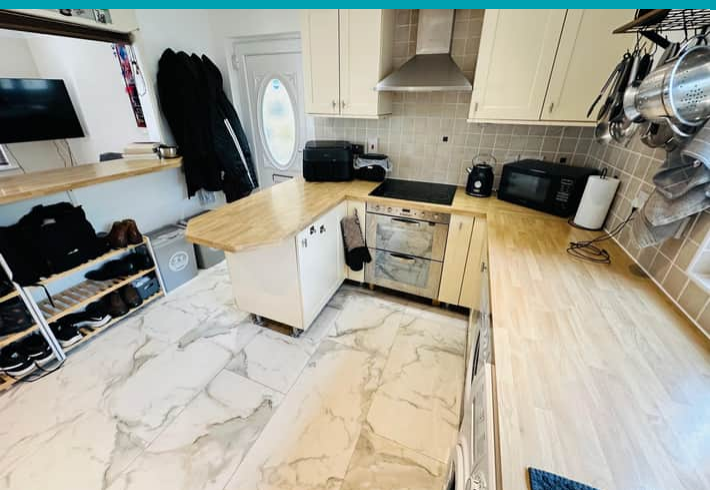

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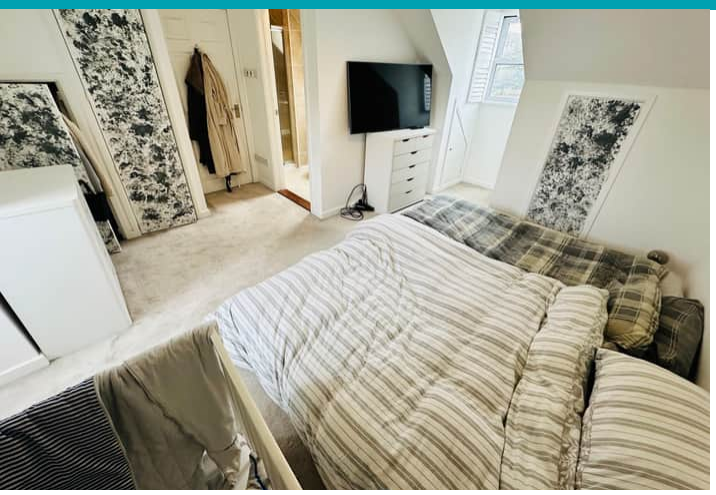
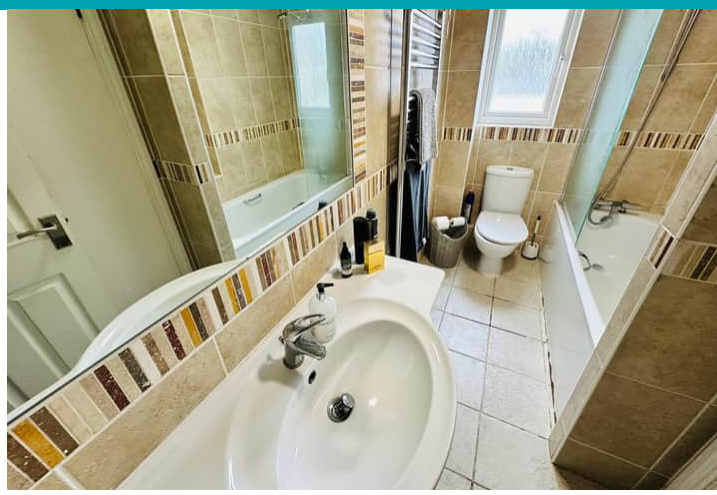
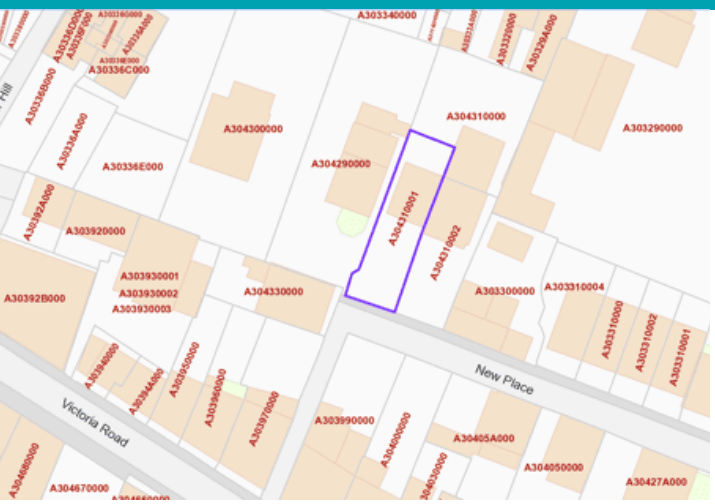
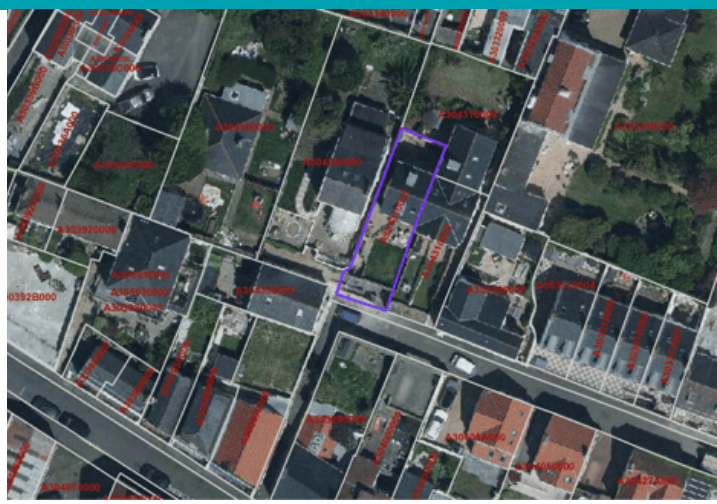




SPECIFICATIONS





Lounge/diner
3.08m x 5.25m (10' 1" x 17' 3")

Kitchen
3.25m x 3.21m (10' 8" x 10' 6")

Hallway
3.2m x 0.86m (10' 6" x 2' 10")

WC
2.07m x 0.87m (6' 9" x 2' 10")

First Floor Landing
3.41m x 2.92m (11' 2" x 9' 7")

Bathroom
2.96m x 1.72m (9' 9" x 5' 8")

Bedroom 2
3.19m x 3.58m (10' 6" x 11' 9")

Bedroom 3
3.32m x 2.19m (10' 11" x 7' 2")

Second Floor Landing
3.42m x 0.86m (11' 3" x 2' 10")

Master Bedroom
4.310m x 3.76m (14' 2" x 12' 4")

En-suite Shower
3.35m x 1.432m (11' 0" x 4' 8")

Garden
The property benefits from low maintenance gardens to the front and rear. A secure garage, which is shared with two other properties, currently provides parking for one car.

Parking
A secure garage, which is shared with two other properties, currently provides parking for one car. There is a stacker system in position (which can facilitate two cars) but it is out of order, this can be repaired to then provide additional parking for a second car.

PRICE INCLUDES
Curtains, Carpets and light fittings.

SPECIAL FEATURES
- Located in a quiet lane
- Excellent storage
- Secure Parking
- Convenient town location

SERVICES
- Mains drains
- Mains electricity
- Mains water
- UPVC double glazing

APPLIANCES INCLUDED
-Integrated Hotpoint washing machine

-Hotpoint tumble dryer

-Double oven

-4 ring halogen hob

-Extractor fan

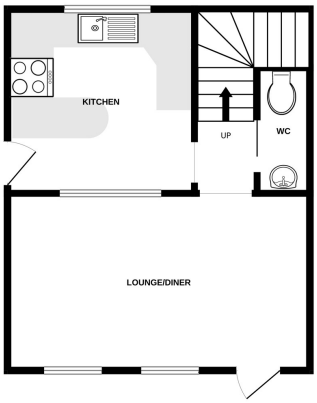
-Hotpoint fridge freezer

SCHOOL CATCHMENT
Vauvert Primary School

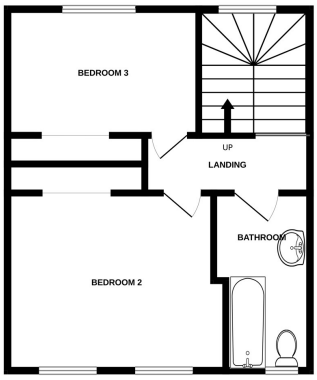
Les Varendes High School

FLOORPLAN

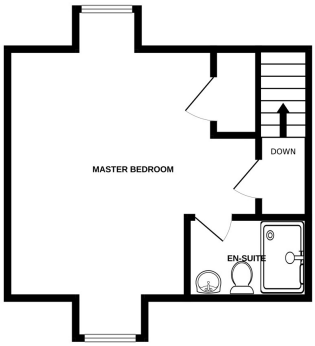
GROUND FLOOR



1ST FLOOR



2ND FLOOR



1 THE GLEN

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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T 01481 714445
E info@shieldsandrutland.gg

Shields & Rutland, 31 Glategny Esplanade, St Peter Port,
Channel Island, GY1 1WR

shieldsandrutland.gg

Shields & Rutland

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