

## 2 Byways

Rouge Rue | St Peter Port | GY11ZA

2 Byways is a mid-terrace house conveniently located with the amenities of Admiral Park and Beau Sejour both within walking distance. Accommodation comprises lounge/diner, kitchen, utility room, a double bedroom, a single bedroom and a bathroom. There is allocated parking for one car. Small pet at the Landlords discretion. Suitable for one child. Regret no smokers or sharers. Available immediately.

**£1,900 pcm**

SOLE  
AGENT

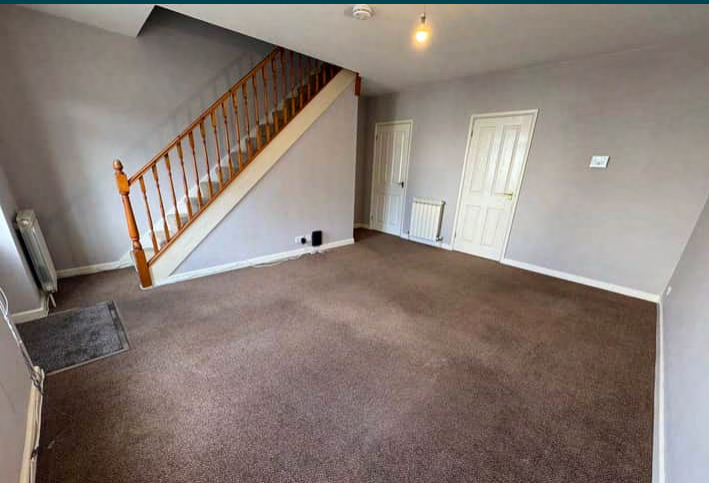
2 BEDROOMS

1 BATHROOM

1 RECEPTION



PHOTOS

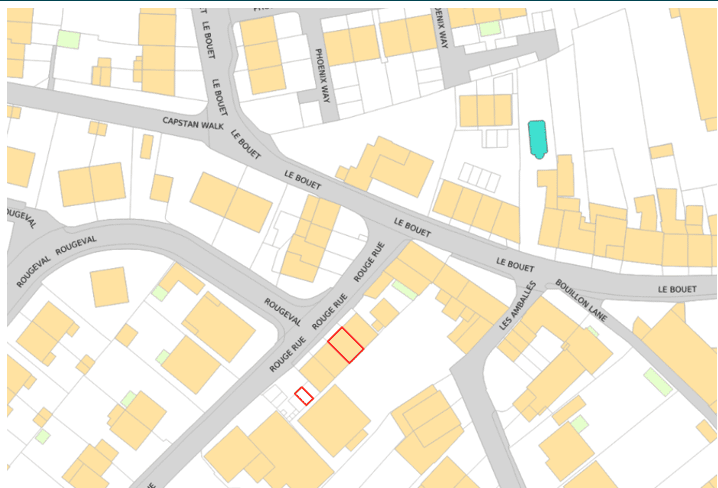




PHOTOS



# SPECIFICATIONS



## Lounge/Diner

4.85m x 3.86m (15' 11" x 12' 8")

## Kitchen

3.38m x 1.78m (11' 1" x 5' 10")

## Utility Room

1.76m x 1.19m (5' 9" x 3' 11")

## First Floor Landing

2.18m x 1.01m (7' 2" x 3' 4")

## Bedroom 1

3.70m x 3.59m (12' 2" x 11' 9")

## Bedroom 2

2.92m x 2.49m (9' 7" x 8' 2")

## Parking

There is one allocated parking space.

## PRICE INCLUDES

Curtains/blinds, flooring/carpet and light fittings

## SPECIAL FEATURES

- Convenient location
- Low maintenance
- Allocated parking

## SERVICES

Mains water, electricity and drainage. Gas central heating.

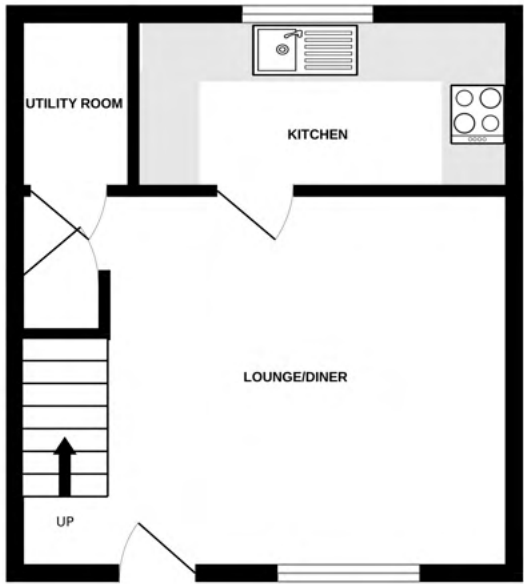
## APPLIANCES INCLUDED

- Fridge/freezer
- Single oven
- Hob
- Extractor fan
- Washing machine
- Dishwasher

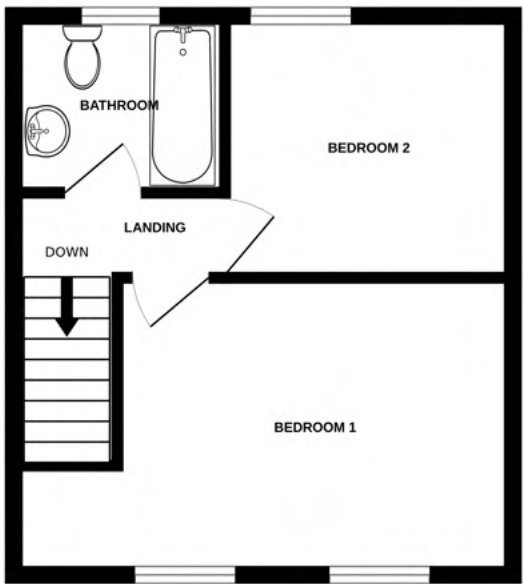
## SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

GROUND FLOOR



1ST FLOOR



2 BYWAYS

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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