



11 Merriman Court

Le Foulon, St Peter Port, Guernsey, GY1 1YY

 x1  x1 PERRYYS 16 C5 TRP TBC

- Stunning new build bungalow
- Quiet location on outskirts of Town
- Spacious and light filled accommodation

- Ideal downsize, or first time buy
- Low maintenance patio & garden
- Two allocated parking spaces

£425,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About 11 Merriman Court

A stunning one bedroom new build bungalow on a highly regarded development on the outskirts of St Peter Port. "No 11 Merriman Court" has been stylishly appointed offering spacious and light filled accommodation with one double bedroom and bathroom and a stunning kitchen/dining/living area. Outside is a patio and garden and parking for two cars. A perfect downsize, 'lock up' or first time buy.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

7'2" x 6'5" max (2.18m x 1.96m max)

Bathroom

7'2" x 5'9" (2.18m x 1.75m)

Bedroom

14'10" x 10'1" (4.52m x 3.07m)

Featuring a mezzanine area with eaves storage.

Kitchen / Dining / Living Area

30'2" x 10'7" (9.2m x 3.23m)

The kitchen is fitted with a range of high gloss white wall and base units with laminate work surfaces above.

OUTSIDE

Rear

Patio area with garden and bounded by granite wall and fencing.

Front

The property is approached over a footpath from the parking area where there is allocated parking for two cars in parking spaces 22 and 23.

Appliances

A range of integrated appliances include Neff four ring induction hob, Neff stainless steel extractor fan, Neff stainless steel oven and grill, fridge/freezer, dishwasher and Hotpoint washing machine.

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Ground Floor

