

SOLE  
AGENT



## 3 North Clifton

St Peter Port, GY1 1JR

 x2  x1 PERRYS TOWN 3 JF TRP 130

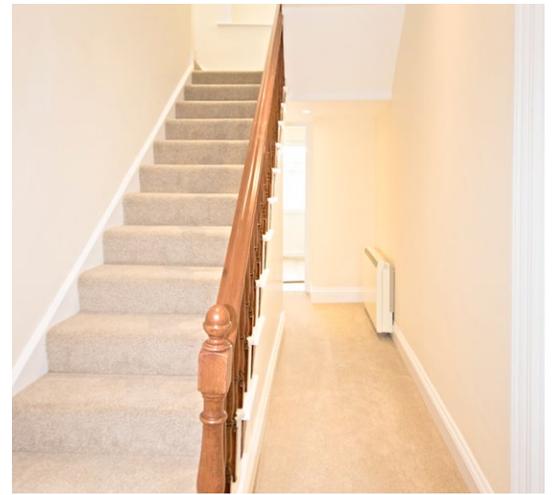
- Two bedroom unfurnished home
- Spacious and airy accommodation
- Recently renovated
- Short stroll to Town centre

- Enclosed patio area
- Available from October
- Rent £1,425 per month
- Deposit £1,425

**£1,425pm**

RENTAL - LOCAL MARKET





## About 3 North Clifton

3 North Clifton is a beautifully presented unfurnished house situated just a short stroll from the Town centre. The property has been recently renovated and benefits from spacious and neutral accommodation, a modern fitted kitchen and two double bedrooms. Outside there is an enclosed patio area and a separate utility cupboard. Available October, by negotiation.

## Accommodation Comprising

### Entrance Hall

5'8" x 16'7" (1.73m x 5.05m)

### Living Room

17'2" x 10'4" (5.23m x 3.15m)

### Kitchen/Breakfast Room

16' x 7'9" (4.88m x 2.36m)

## FIRST FLOOR

### Landing

11'6" x 8'6" (3.5m x 2.6m)

### Bathroom

11' x 7'7" (3.35m x 2.3m)

### Bedroom 1

17'9" x 10'2" max (5.4m x 3.1m max)

### Bedroom 2

17'3" x 9'9" (5.26m x 2.97m)

### Appliances

Electric oven, four ring electric hob, extractor fan and fridge/freezer.

## OUTSIDE

To the rear there is an enclosed patio area and utility room.

### Utility Room

6'1" x 3'2" (1.85m x 0.97m)

### Services

Mains electricity, water and drainage. Electric heating.

### Available

October, by negotiation.

### Term

One year minimum.

### Rent

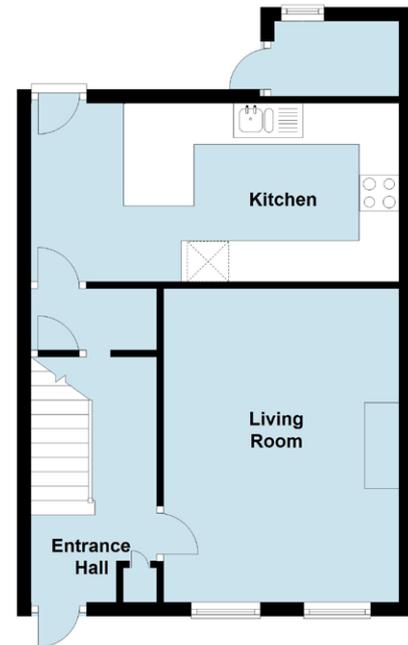
£1,425 per month.

### Deposit

£1,425



Ground Floor



First Floor

