

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

REF: LS1123

Price: £150,000



High Hopes is an ideal builders project. The property is situated near to **Admiral Park and all its amenities.** Subject to permission from the environment department the property might be suitable to **convert into two flats** as there are separate entrances to the front and rear aspects. The property has been priced to sell at **only £150,000.**



Rear Entrance Porch

1.70M (5'6") x 1.30M (4'3")

Entrance Hall

3.98M (13'1") x 0.90M (2'11") WIDENING TO 1.72M (5'7")

Kitchen

3.84M (12'7") x 3.16M (10'4")



Front Room

3.59M (10'7") x 3.23M (11'9")

Landing

3.83M (12'6") x 1.59M (5'2")

Bathroom

3.33M (10'11") x 1.63M (5'4")





Bedroom 1

3.36M (11') x 2.15M (7')



Bedroom 2

3.64M (10'9") x 3.29M (11'11")



Basement

8.15M (26'9") x 3.27M (10'8")

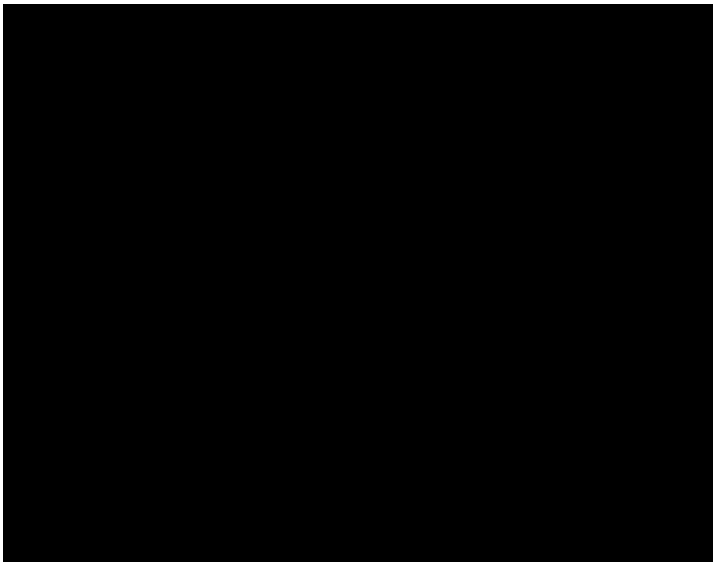


A large **Basement** stretches the width of the property with a staircase leading to the kitchen.

The property has a front door as well as a **Basement** door and also a back door leading to the rear porch which is accessed through the wooden gate.



FLOOR PLAN



Basement



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 longer guarantee as to their operability or efficiency can be given.

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ADDITIONAL INFORMATION

TRP: 141
PERRY'S REF: 17 F2

SERVICES

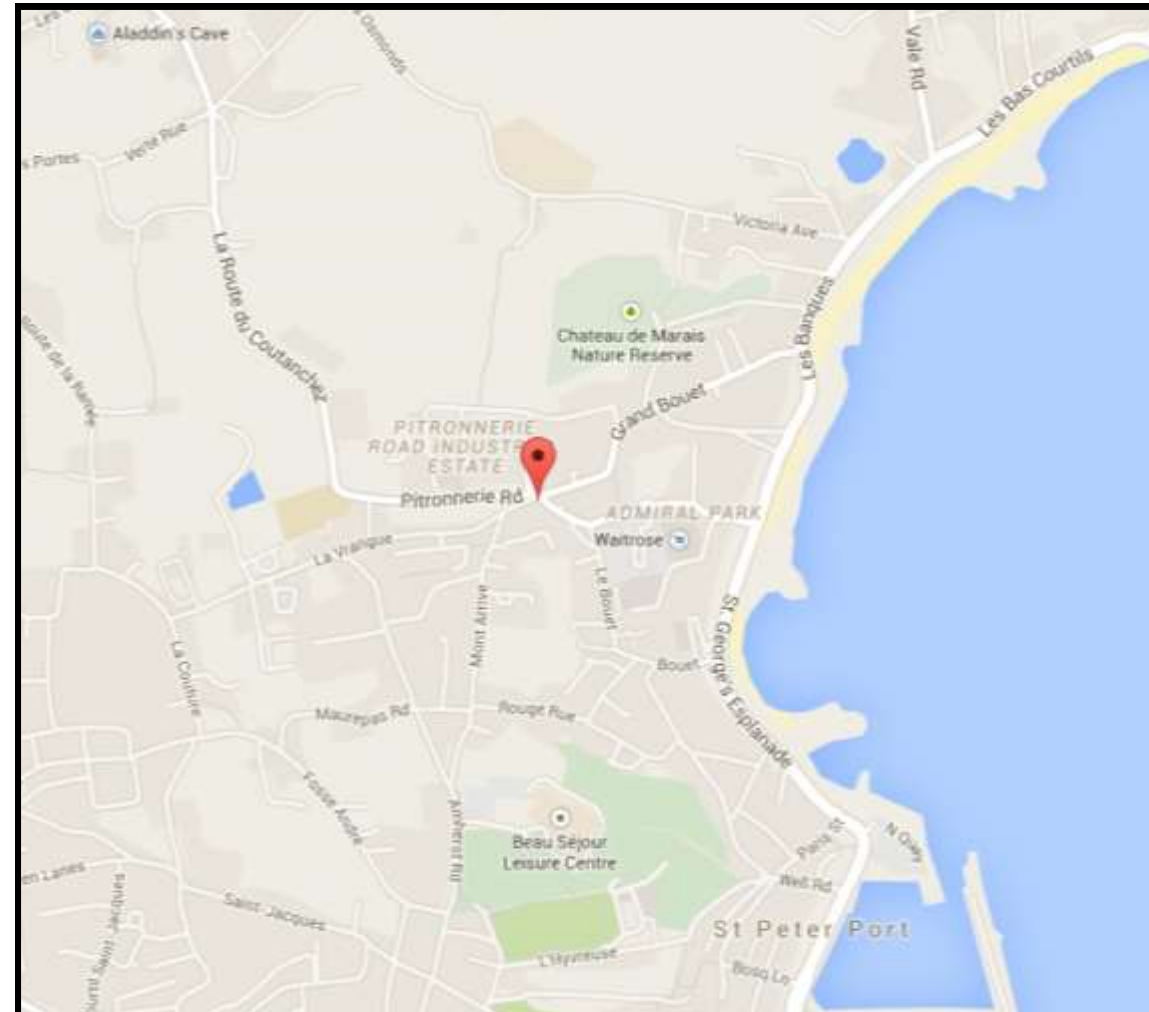
MAINS DRAIN MAINS ELECTRIC MAINS WATER

VIEWINGS

STRICTLY BY APPOINTMENT WITH
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)

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Creative, straight forward and professional	High quality HD Panoramic Video's
Good old fashioned customer service	Regular Effective Marketing
Confident, trustworthy, with Free Valuations	Personal service on a one to one basis
Full colour property brochures	With you every step of the way



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