

Good size semi-detached home with enclosed garden and ample parking.

1 Chalford, Rue Des Pointues Rocques, St Sampson, GY2 4HL

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Guide Price £695,000

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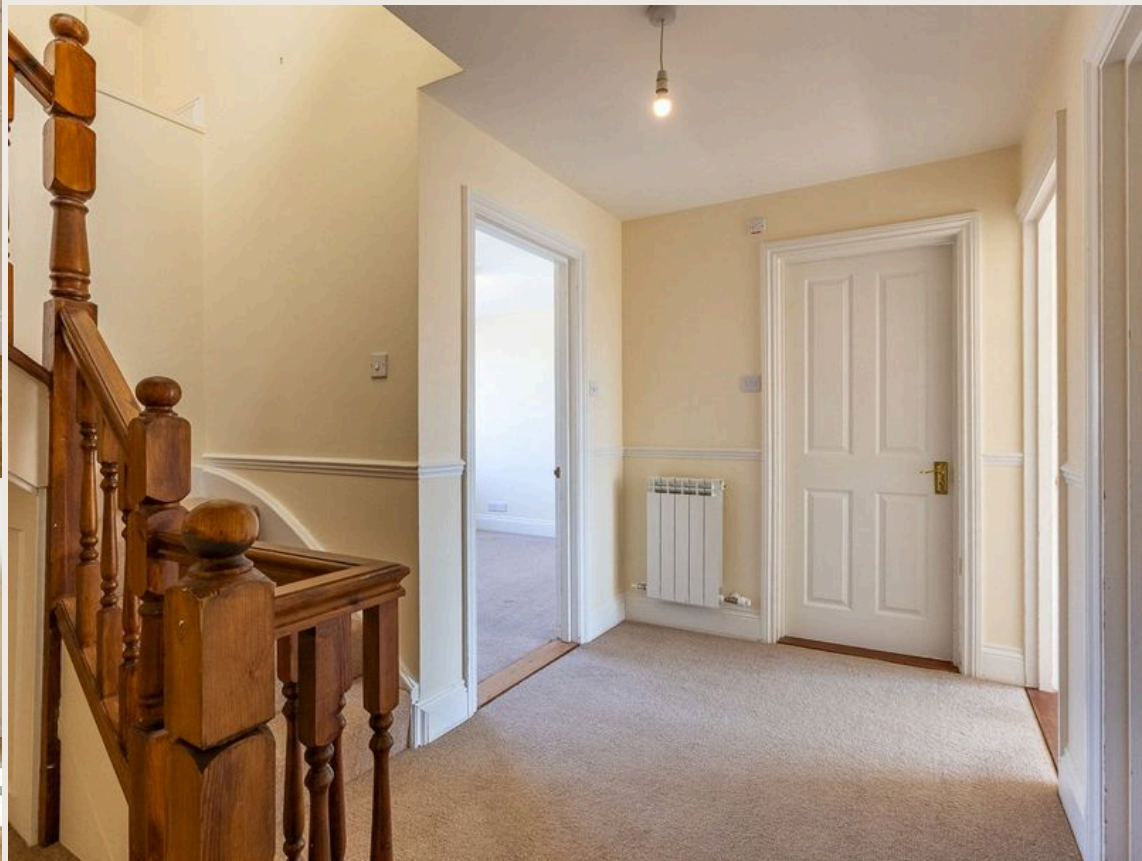


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## About this property

This semi-detached property is situated in a convenient central residential area.

Offering well proportioned accommodation throughout, the property currently comprises entrance hallway with utility space and separate cloakroom, fully fitted kitchen and a good size sitting/dining room on the ground floor.

Occupying the first floor are three double bedrooms (one en suite) along with a family bathroom, with a further double bedroom occupying the second floor.

To the rear of the property is a low maintenance, fully enclosed rear garden, while to the front is ample parking.



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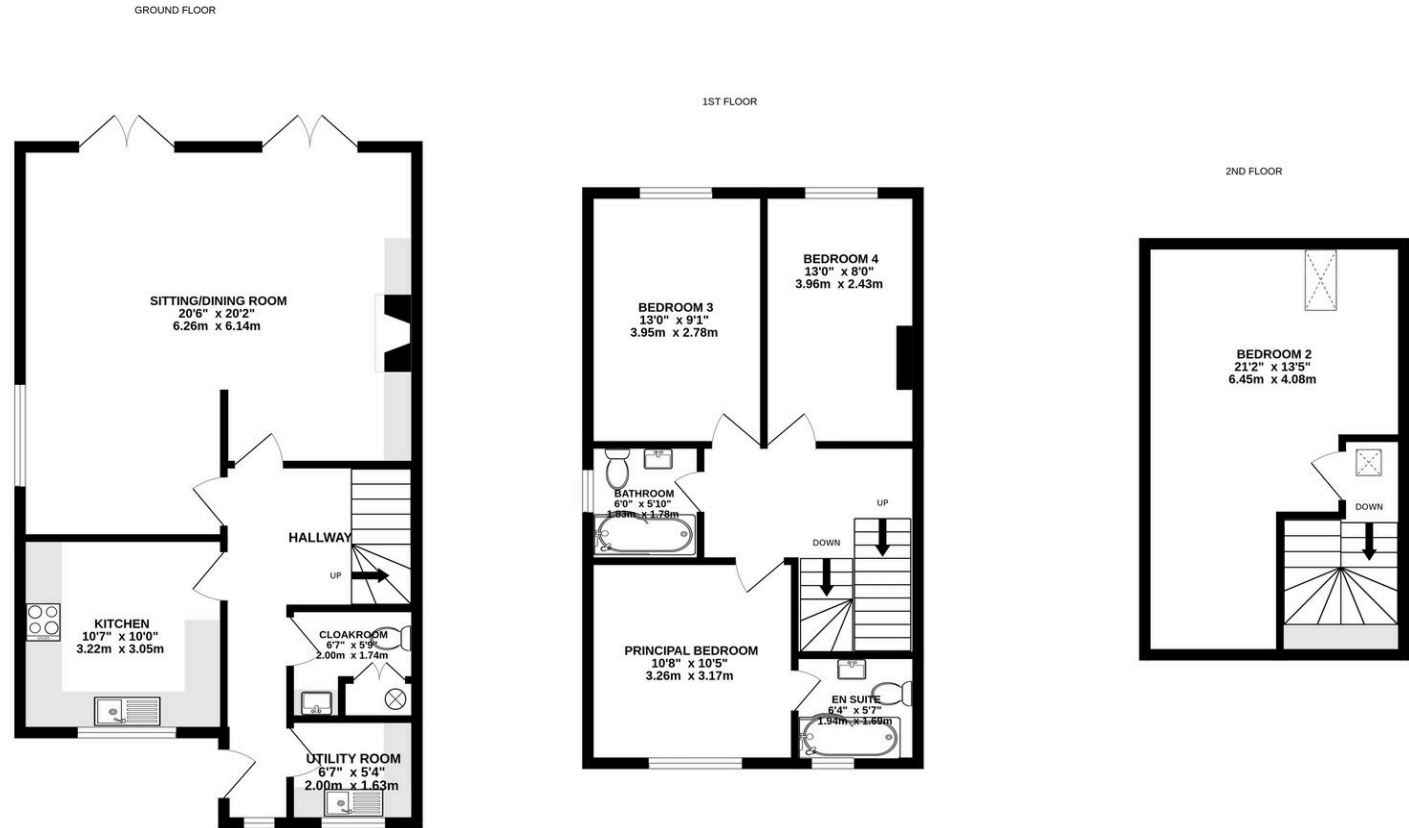
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## Plans

Approx. gross internal floor area

170 square meters



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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## Key Information

### Tenure

Freehold

### Services & Additional Information




Mains electricity, water and drainage. Oil fired central heating. UPVC double glazing. We understand the property is of cavity construction. Tenure: Freehold. TRP 170.

Please note any total floor areas referred to within Savills Guernsey's details are provided by the States of Guernsey and are approximate only.



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## Enquire



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## More Information



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