

SOLE
AGENT

Les Berries

2 Les douze Maisons, Collings Road | St Peter Port | GY11FQ

This semi-detached family home has been recently upgraded by the current owners and is presented to the market in immaculate condition. The house is located in a quiet clos, conveniently located on the outskirts of St Peter Port, with shops, schools and restaurants nearby while also having the centre of town in comfortable walking distance. Accommodation comprises open plan lounge/diner with an open archway to the kitchen, three bedrooms and a bathroom. To the rear of the property is a low maintenance, south facing garden which is partially laid to lawn with a small patio and raised beds. The front drive provides parking for at least three vehicles and there is also a single car garage in the clos which has an extra space in front.

3 BEDROOMS

1 BATHROOM

1 RECEPTION

£660,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



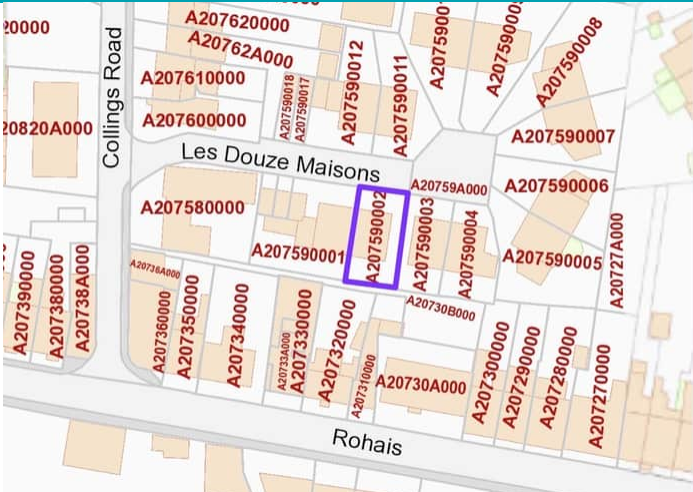
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

1.91m x 4.67m (6' 3" x 15' 4")

Lounge Diner

4.09m x 8.05m (13' 5" x 26' 5")

Kitchen

2.77m x 3.38m (9' 1" x 11' 1")

Bathroom

1.80m x 2.36m (5' 11" x 7' 9")

Master Bedroom

3.30m x 4.47m (10' 10" x 14' 8")

Bedroom 2

4.24m x 3.25m (13' 11" x 10' 8")

Bedroom 3

2.31m x 2.95m (7' 7" x 9' 8")

Garden

To the rear of the property is a low maintenance, south facing garden which is partially laid to lawn with a small patio and raised beds.

Garage and parking

The front drive provides parking for at least three vehicles and there is also a single car garage in the clos which has an extra space in front.

PRICE INCLUDES

Curtains, Carpets and light fittings.

SPECIAL FEATURES

- Immaculate condition
- Quiet and convenient location
- Garage and ample parking
- Excellent social space

SERVICES

Mains drain, water and electricity, Electric central heating. uPVC double glazing.

APPLIANCES INCLUDED

4 Ring hob

Double oven

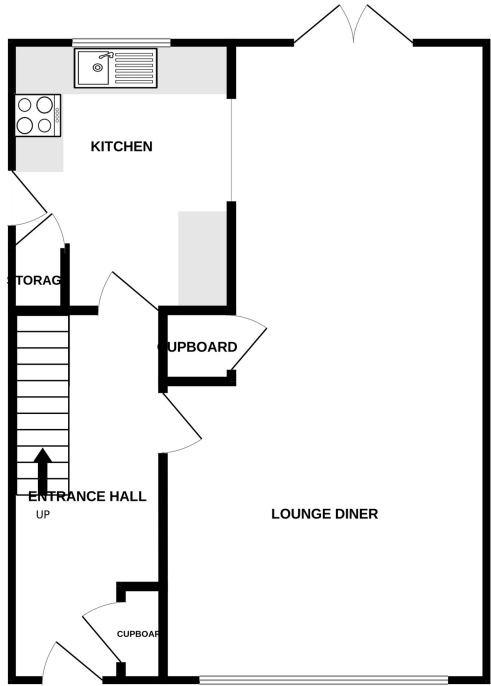
Integrated fridge/freezer

Integrated dishwasher

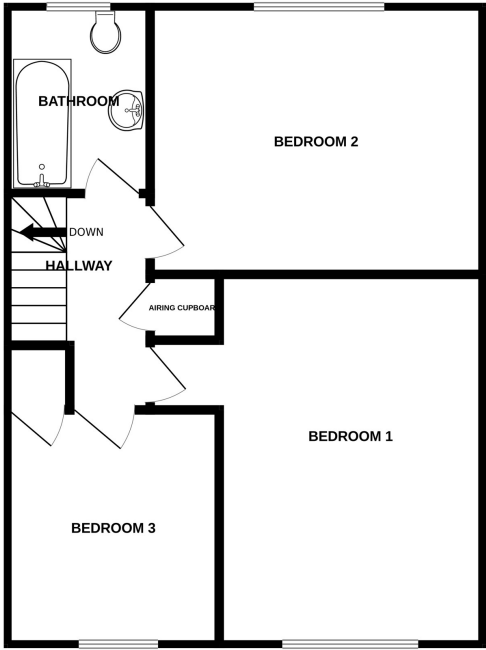
SCHOOL CATCHMENT

- Vauvert Primary School
- Les Varendes High

GROUND FLOOR



1ST FLOOR



LES BERRIES

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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