SOLE
AGENT

Folie Maison

3 Connaught Terrace | Victoria Avenue | St Sampson | GY2 4AY

This mid-terrace family home is presented to the market in move-in condition and boasts spacious accommodation set over three floors. The property is conveniently located between Town and The Bridge with other amenities within walking distance.

Accommodation comprises large lounge/diner, kitchen, two bedrooms, an attic room, a bathroom and a WC. To the rear of the property is a good-sized garden which is partially laid to lawn with a decked area and a large shed. The property benefits from a share of a parking area but this is used by multiple houses so parking is not guaranteed. There is also excellent on-street parking in the area.

2 BEDROOMS

1 BATHROOM

1 RECEPTION

£555,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



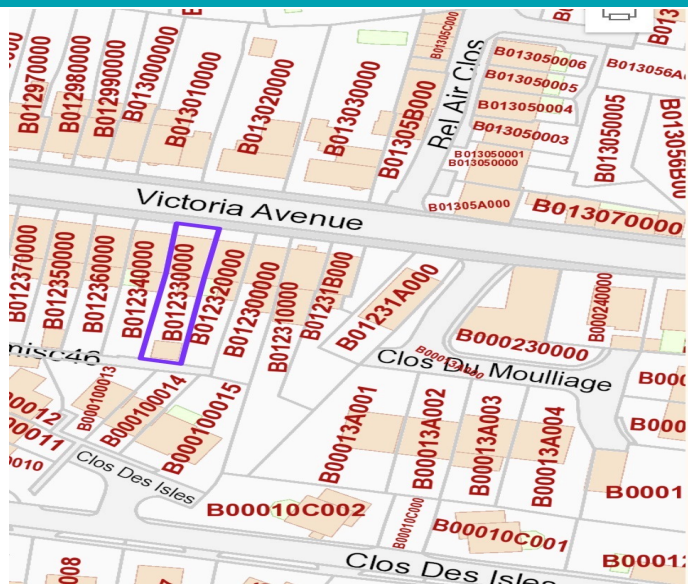
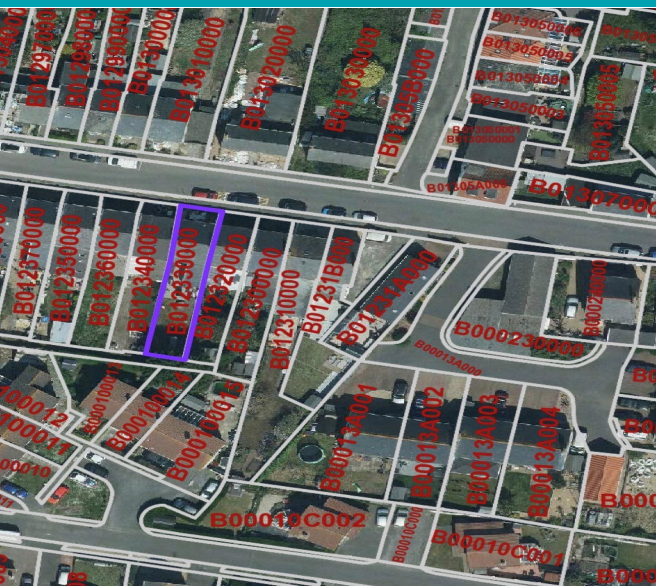
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

5.63m x 1.07m (18' 6" x 3' 6")

Longe / Diner

7.50m x 3.81m (24' 7" x 12' 6")

Kitchen

4.10m x 2.50m (13' 5" x 8' 2")

Cloakroom

1.73m x 1.09m (5' 8" x 3' 7")

First Floor Landing

4.35m x 1.47m (14' 3" x 4' 10")

Bedroom 1

3.29m x 3.28m (10' 10" x 10' 9")

Bedroom 2

3.86m x 3.08m (12' 8" x 10' 1")

Bathroom

2.17m x 1.78m (7' 1" x 5' 10")

Attic Room

3.94m x 2.82m (12' 11" x 9' 3")

Garden

To the rear of the property is a good-sized garden which is partially laid to lawn with a decked area and a large shed

Parking

The property benefits from a share of a parking area but this is used by multiple houses so parking is not guaranteed. There is also excellent on-street parking in the area.

PRICE INCLUDES

Curtains, carpets and Light fittings.

SPECIAL FEATURES

- Recently upgraded
- Excellent social space
- Convenient location
- Versatile attic room

SERVICES

Main drain, water and electricity. uPVC double glazing. Electric heating.

APPLIANCES INCLUDED

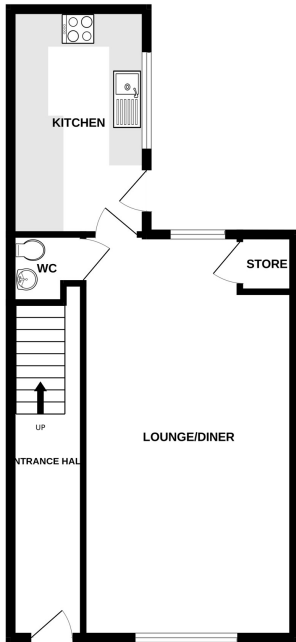
- Beko Oven
- Beko Electric hob
- Extractor fan
- Beko Fridge/Freezer
- Beko Dishwasher

SCHOOL CATCHMENT

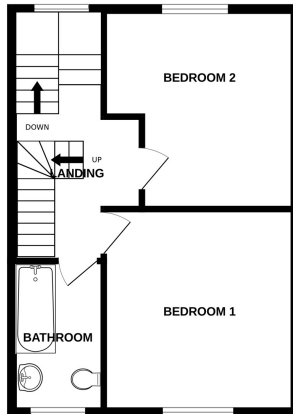
- Vale Primary School
- St Sampsons High School

FLOORPLAN

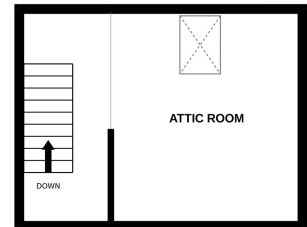
GROUND FLOOR



1ST FLOOR



2ND FLOOR



FOLIE MAISON

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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