

SOLE
AGENT



Asgard

Les Frieteaux, St. Martin's, Guernsey, GY4 6XA

🛏 x3 🚿 x1 PERRYS 24 D3 TRP 145

- Semi-detached cottage
- Enclosed garden
- Excellently presented
- Peter Port/ St. Martin's border
- Three double bedrooms
- No onward chain

£520,000

LOCAL MARKET

swoffers



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Asgard

Asgard is an excellently presented semi-detached cottage on the St. Peter Port/ St. Martin's border. Presented with no onward chain, the versatile accommodation comprises three double bedrooms, separate sitting room, separate dining room leading to a kitchen and a large conservatory. To the side and rear is an enclosed lawned garden. There are rented parking options available in the area.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

23' x 3'3" (7m x 1m)

Bedroom 1

11'6" x 3.8 (3.5m x 3.8)

Square bay window to front. Original Victorian fireplace with original tiled hearth and tiled surround. Original solid wooden floors.

Sitting Room

11'6" x 16'5" (3.5m x 5m)

Square bay window to front. Window to side. Electric fire in mock-Victorian fireplace. Laminate flooring.

Bedroom 2

11'6" x 12'6" (3.5m x 3.8m)

Window to rear. Laminate flooring.

Bathroom

8'2" x 8'10" (2.5m x 2.7m)

Four piece suite comprising of bath, WC, hand wash basin over storage and shower. Oculus window to side with stain glass panel. Laminate flooring.

Dining Room

11'2" x 12'2" (3.4m x 3.7m)

Window to side. Staircase to first floor. Laminate flooring.

Kitchen

8'2" x 11'6" (2.5m x 3.5m)

Fitted with a range of solid wood wall and base units. Solid wood block worktop. Window to rear. Tiled flooring. Archway through to...

Conservatory

6'7" x 16'5" (2m x 5m)

Set of partially glazed double doors leading out onto garden. Tiled flooring.

FIRST FLOOR

Landing

6'7" x 14'5" (2m x 4.4m)

Extensive eaves storage. Space could be used a study.

Bedroom 3

11'2" x 11'2" (3.4m x 3.4m)

Eaves storage. Large window to front. Laminate flooring.

OUTSIDE

Rear

Paved courtyard and lawn area which stretches down the side of the property to the front. One side of the terrace is bounded by a low rise wall with lawn. Large shed.

Front

Property is accessed up a short block-paved path bounded on both sides by mature garden. Side access to rear.

Appliances

AEG combi oven. AEG convection oven. AEG four ring hob. Electrolux extractor fan. AEG dishwasher. Belfast sink with drainer.

TRP: 145

Viewing: BY APPOINTMENT

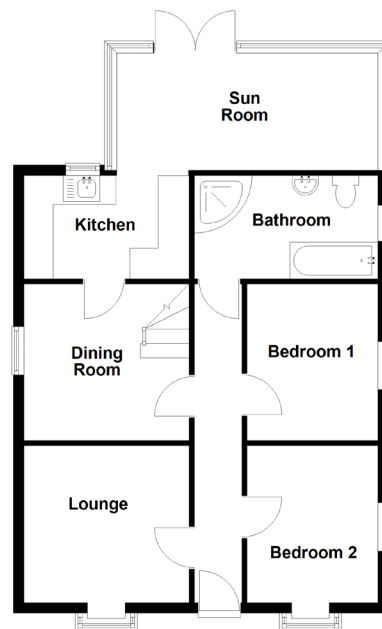
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas central heating.

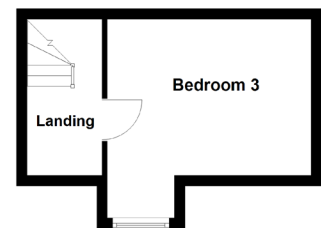
Construction: Single block. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Ground Floor



First Floor



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