

**SOLE  
AGENT**



## Locarno

George Road, St. Peter Port

 x5  x4 **PERRYS 25 F3 TRP 216**

- Substantial, semi-detached property
- Southern SPP/ peripheral St. Martin's location
- Five beds
- Four shower/ bathrooms
- Parking for four
- Available immediately with no onward chain

**£655,000**

**LOCAL MARKET**

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## About Locarno

Locarno is a substantial, semi-detached property in an enviable George Road location directly opposite the Val des Terres Common. The accommodation currently comprises a large, open-plan lounge/ diner with separate kitchen and utility room, with Bedroom 5 with shower room ensuite/ snug completing the ground floor offering. On the first floor are three double bedrooms with two ensuite bathrooms/shower rooms, whilst the second floor is home to the fourth bedroom with ensuite bathroom and substantial, easily-accessible loft space. The front of the property is laid to lawn with Tarmac parking for four cars in tandem, whilst to the rear is an enclosed courtyard. Locarno would benefit from cosmetic upgrading and is available immediately with no onward chain.

## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### Entrance Porch

7'10" x 3'3" (2.4m x 1m)

Fully frosted glazed door flanked to one side by full height glazing. Frosted window to front. Partially glazed frosted door to...

#### Entrance Hall

11'6" x 9'2" (3.5m x 2.8m)

#### Kitchen

12'6" x 12'2" (3.8m x 3.7m)

The kitchen is fitted with a range of grey gloss wall and base units with a stone effect laminate work surface over incorporating a 1½ bowl stainless steel sink. Tiled floor. Windows both to side and front.

#### Utility Room

9'2" x 4'3" (2.8m x 1.3m)

Laminate tile effect flooring. Partially frosted glazed door to side. Window to side.

#### Sitting Room

13'1" x 10'6" (4m x 3.2m)

Laminate flooring. Fitted storage. 2.2m opening and step up to...

#### Dining Room

14'9" x 9'10" (4.5m x 3m)

Laminate flooring. Large windows to both the rear and side. Partially frosted glazed door to the rear. Understairs storage.

#### Bedroom 4

15'9" x 13'1" (4.8m x 4m)

Laminate flooring. Bay window to front. Open shelving.

#### Ensuite Shower Room

5'7" x 4'11" (1.7m x 1.5m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Fully tiled.

### FIRST FLOOR

#### Landing

9'10" x 9'2" (3m x 2.8m)

Window to front. Two airing cupboards.

#### Bedroom 1

16'5" x 12'6" (5m x 3.8m)

Full height and over bed storage. Dressing room storage. Bay window with views across to the adjacent field.

#### Ensuite Bathroom

5'11" x 5'11" (1.8m x 1.8m)

Three piece suite of bath, wash hand basin and W.C. Fully tiled. Frosted window to side.

#### Bedroom 2

13'1" x 12'6" (4m x 3.8m)

Window to rear.

#### Ensuite Shower Room

6'7" x 5'3" (2m x 1.6m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Fully tiled. Frosted window to side.

### Bedroom 3

13'9" x 10'6" (4.2m x 3.2m)

Window to rear. Wash hand basin.

### Ensuite Shower Room

5'3" x 4'3" (1.6m x 1.3m)

Fitted with a two piece suite of shower and W.C.

### SECOND FLOOR

#### Landing

3'7" x 3'3" (1.1m x 1m)

### Bedroom 5

14'9" x 9'6" (4.5m x 2.9m)

Fitted with a short run of mirror fronted full height storage. Window to front.

### Bathroom

7'7" x 7'7" (2.3m x 2.3m)

Fitted with a four piece suite of bath, shower, wash hand basin and W.C. Fully tiled. Velux window to side.

Access to eaves storage.

### Attic Room

19'8" x 9'10" (6m x 3m)

Velux window to side. Cupboard and open shelving.

### OUTSIDE

#### Front

The property is approached over a concrete pedestrian walkway which leads to the front door and additionally leads to a small lawned area and tarmac parking area for four cars in tandem.

Note: There is pedestrian right-of-way to the properties at the rear.

#### Courtyard

Accessed via the dining room is an enclosed tarmac courtyard garden with raised and shallow beds and is enclosed on three sides by wooden fencing. Additional pedestrian access from the side.

#### Appliances

Hotpoint oven, Hotpoint hob, extractor fan, Hotpoint dishwasher, Hotpoint fridge, Hotpoint freezer, Hotpoint washing machine, Indesit tumble dryer.

#### TRP: 216

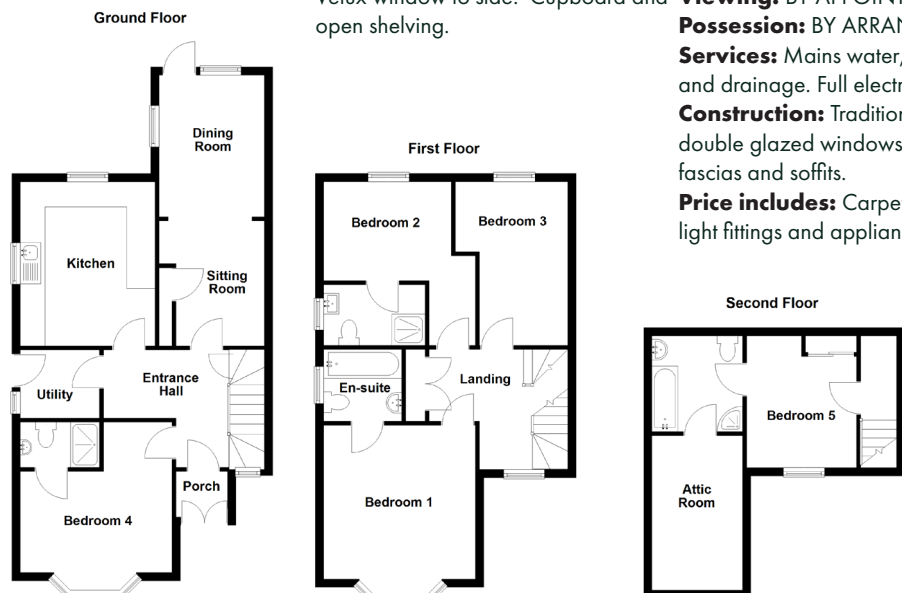
#### Viewing: BY APPOINTMENT

#### Possession: BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Full electric heating.

**Construction:** Traditional. uPVC double glazed windows. uPVC fascias and soffits.

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



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