



No 2 Le Chateaux De La Montagne

La Charroterie, St. Peter Port, GY1 1EJ

 x4  x3 PERRYS 25 F2 TRP TBC

- Spacious four bedroom mid terrace townhouse
- Completely modernised throughout
- Character features.
- Contemporary kitchen
- Separate lounge
- Main bedroom with en suite
- Parking for two cars

£755,000

LOCAL MARKET

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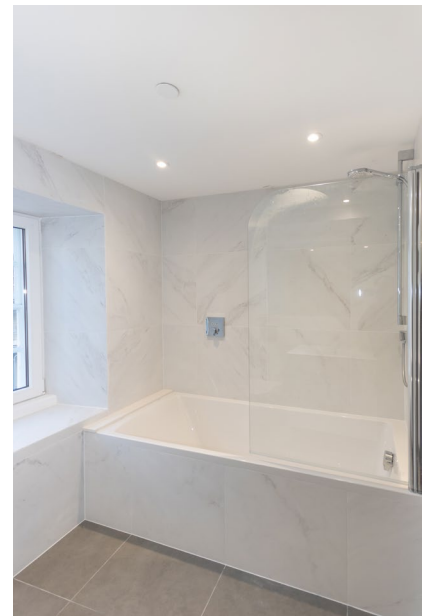


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About No 2 Le Chateaux De La Montagne

This spacious four bedroom mid terrace period townhouse situated in the heart of St Peter Port has been beautifully renovated throughout. Split over four levels the main living accommodation consists of a contemporary kitchen and separate lounge. Upstairs there are four well proportioned bedrooms; the main bedroom has a modern en suite and there is also a separate family shower room. Outside to the rear the property benefits from a well landscaped courtyard garden, with steps leading up to a communal bike store. The property has two allocated parking spaces and is situated only a short walk from the shops and restaurants in St Peter Port.

ACCOMMODATION COMPRISING

Entrance Hall

12'3" max x 7'9" (3.73m max x 2.36m)

Separate WC

6'8" x 3'8" max (2.03m x 1.12m max)

Lounge / Dining Room

17'3" max x 17'1" (5.26m max x 5.2m)

Kitchen / Breakfast Room

14'7" x 12'10" (4.45m x 3.9m)

Stylishly fitted with a range of matt grey wall and base units with Corian work surfaces above incorporating single bowl sink.

FIRST FLOOR

Landing

12'9" (3.885) max x 6'8" (2.037) max

Bathroom

8'4" x 6'2" (2.54m x 1.88m)

Bedroom 4

15'7" max x 8'5" (4.75m max x 2.57m)

Bedroom 3

15'8" (4.771) max x 8'6" (2.590) max

SECOND FLOOR

Landing

9' x 6'6" max (2.74m x 1.98m max)

Bedroom 1

17'5" x 15'7" (5.3m x 4.75m)

Ensuite Shower Room

8'9" x 6'3" (2.67m x 1.9m)

THIRD FLOOR

Landing

8'3" x 5'2" (2.51m x 1.57m)

Shower Room

7'7" (2.319) x 5'7" (1.701) to eaves

Bedroom 2

17' (5.173) x 14'2" (4.328) eaves to eaves

OUTSIDE

Front

The property is approached via an iron gate with a step up to the front door.

Rear

Sliding doors lead out from the rear of the property to an enclosed courtyard incorporating a block built storage shed this leads to a parking area at the side of the property which has parking for two cars.

Appliances

A range of AEG integrated appliances include electric oven and grill, fridge/freezer, dishwasher, Neff washer/dryer.

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Electric heating.

Construction: Block built insulated to latest building regulations with uPVC double glazing.

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



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