



Symphony House

Collings Road, St. Peter Port, Guernsey, GY1 1GF

🛏 x3 🚿 x1 PERRYS 2 D2 TRP 157

- Immaculately presented period property
- Fully renovated by current owners
- Generous reception space
- Three bedrooms
- South facing rear garden
- Garage and parking

£695,000

LOCAL MARKET

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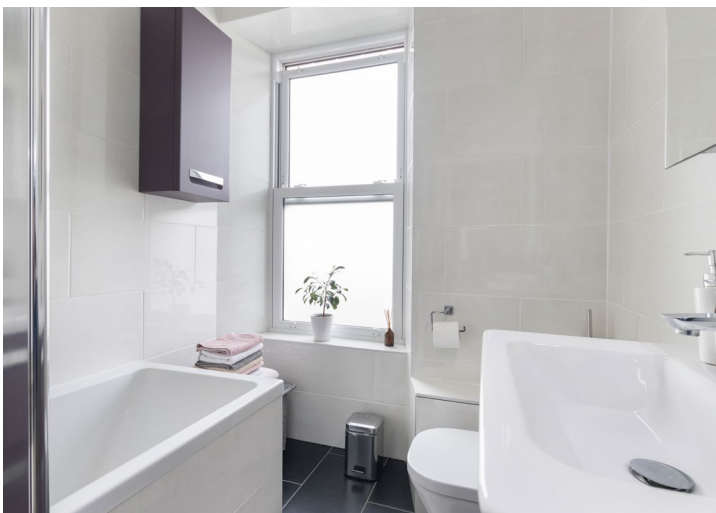


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Symphony House

'Symphony House' is an immaculately presented period property on the outskirts of St Peter Port. Fully renovated by the current owner the accommodation comprises a characterful sitting room and dining room a contemporary kitchen come dayroom with the possibility of an additional W.C on the ground floor whilst the first floor comprises three bedrooms and family bathroom. To the rear there is a delightful south facing rear garden laid to patio and lawn all bounded by garden wall. To the front there is a garage with one parking space in front.

ACCOMMODATION COMPRISING

Entrance Hall

19'8" x 5'3" (6m x 1.6m)

Cupboard housing the electrics. Understairs cupboard. Note this could become a separate W.C.

Sitting Room

13'7" x 12' (4.14m x 3.66m)

Bay window to front providing aspect over the front. Fireplace. Double doors to...

Dining Room

12'9" x 12'1" (3.89m x 3.68m)

Feature fireplace. French windows providing aspect and access to the rear.

Kitchen / Dayroom

25'2" x 9'6" (7.67m x 2.9m)

Fitted with a range of light and dark wood effect wall and base units. Cupboard housing the washing machine. Three windows providing aspect over the side and double doors providing aspect and access to the rear.

FIRST FLOOR

Split Level Landing

16'1" x 5'11" (4.9m x 1.8m)

Airing cupboard housing the hot water cylinder. Access to the loft.

Bedroom 2

10'10" x 9'11" (3.3m x 3.02m)

Window providing aspect over the rear.

Bedroom 1

12'10" x 11'11" (3.9m x 3.63m)

Window providing aspect over the rear.

Bedroom 3

11'10" x 9'6" (3.6m x 2.9m)

Range of bespoke fitted wardrobes and drawers. Window providing aspect over the front.

Bathroom

7'5" x 6' (2.26m x 1.83m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Frosted window providing aspect over the front.

OUTSIDE

Front

To the front of the property are characterful cast iron railings and gate, and a gravelled fore garden. The property benefits from a garage and a parking space in front of it.

Rear

A delightful south facing rear garden bounded by low, medium and high garden walls. The garden consists of a large patio with steps leading up to the lawn there is also a gravelled area to the side.

Appliances

Two Caple ovens, integrated fridge/freezer, integrated dishwasher, Caple hob, Caple extractor fan, Beko washing machine.



TRP: 157

Viewing: BY APPOINTMENT

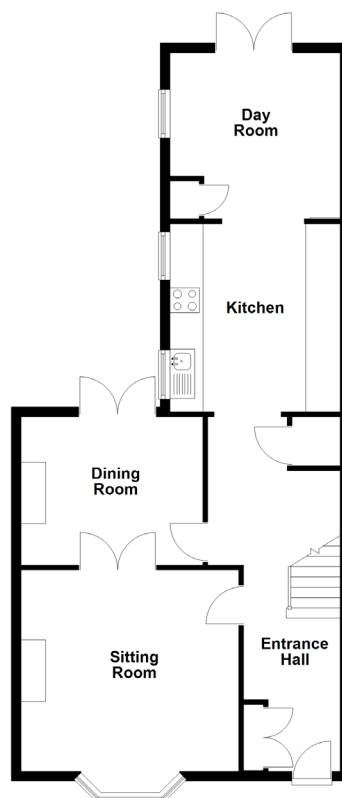
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating (underfloor in the kitchen).

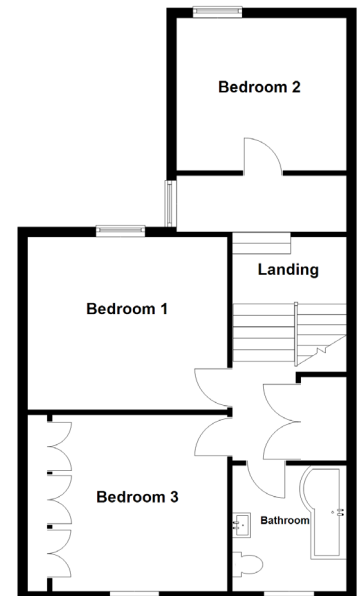
Construction: Granite. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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