

**SOLE
AGENT**



Caitrin

Nocq Road, St. Sampson, Guernsey, GY2 4PA

 x2  x1 **PERRYS 11E2 TRP 95**

- Spacious open-plan living area
- Two well-proportioned bedrooms
- Versatile attic room, ideal for storage or a study
- Low-maintenance enclosed garden
- On-street parking
- Excellent location, just a short walk from local amenities

£530,000

LOCAL MARKET

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





About Caitrin

Caitrin is a charming semi-detached home perfectly positioned just a short stroll from The Bridge and local amenities. Designed for modern living, the ground floor boasts a spacious open-plan lounge and kitchen ideal for both relaxing and entertaining. Upstairs, two generously sized bedrooms and a stylish family bathroom provide excellent accommodation, along with a useful attic storeroom / study that benefits from natural light. Outside, you'll find a fully enclosed, low-maintenance garden on-street parking options nearby.

ACCOMMODATION COMPRISING

Lounge

15' x 12'10" (4.57m x 3.9m)

Stairs to first floor. 1.70m opening to the kitchen.

Understairs WC

5'10" x 2'10" (1.78m x 0.86m)

Fitted with a two piece suite of wash hand basin and W.C.

Kitchen

14'8" x 10'8" (4.47m x 3.25m)

Fitted with a range of light grey, gloss wall and base units with wood effect work surface over incorporating a 1½ bowl black sink. Sliding door giving access to the garden.

FIRST FLOOR

Landing

6'6" x 5'4" (1.98m x 1.63m)

Access to the loft space via a pull-down loft ladder.

Bedroom 1

15'6" x 11'7" (4.72m x 3.53m)

Bedroom 2

13'2" x 7'6" (4.01m x 2.29m)

Run of fitted wardrobes.

Bathroom

7'1" x 5'1" (2.16m x 1.55m)

Three piece suite of bath with hand held and rain shower over, pedestal wash hand basin and W.C.

Loft Space

15' x 10'1" (4.57m x 3.07m)

Sloped ceilings. Two Velux windows. Currently fitted with a desk to make a useful space as a study / hobby area.

OUTSIDE

Front

Shared access over a brick paved area surrounded by low height wall with a gate leading to the road.

Rear

The fully enclosed rear garden is west facing and hard paved for easy maintenance and also has a domestic shed. A gate gives access to the road.

Appliances

Kuppersbusch hob, Falmec extractor fan, integrated slimline Teka dishwasher, integrated Hotpoint single oven, integrated Koppersbusch multi-oven, integrated Teka fridge/freezer, freestanding Hotpoint washer/dryer.

TRP: 95

Viewing: BY APPOINTMENT

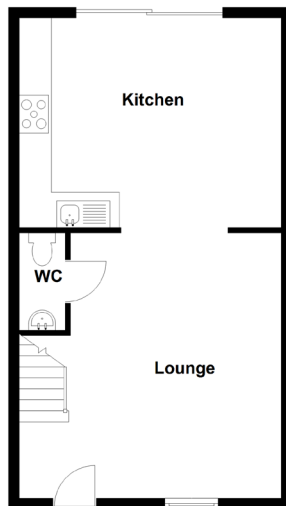
Possession: BY ARRANGEMENT

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

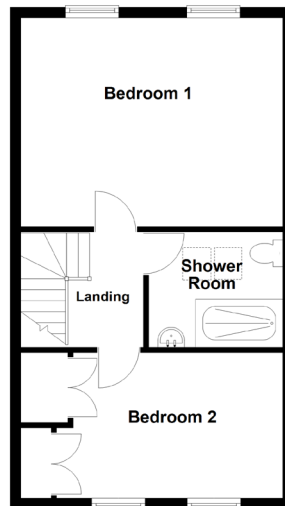
Construction: Granite construction lined. uPVC double glazed windows. uPVC fascias and soffits.

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

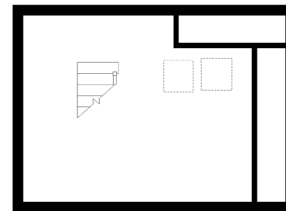
Ground Floor



First Floor



Loft



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