

SOLE  
AGENT



## Breaking Dawn

La Gibauderie, St Peter Port, Guernsey, GY1 1XJ

🛏 x2 🚿 x1 PERRYS TOWN E5 TRP 99

- Attractive mid terraced home
- Two double bedrooms and bathroom
- Good size lounge and kitchen / breakfast room
- Second floor attic room
- Enclosed paved patio garden to rear
- On street parking
- Located on outskirts of town centre

£445,000

LOCAL MARKET

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sales@swoffers.co.uk

01481 711766

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





## About Breaking Dawn

This lovely mid terraced town house is located on the outskirts of the town centre. Set over three floors, it provides two bedrooms at first floor level, served by a ground floor family bathroom, with the remainder of the latter floor given over to a good sized lounge alongside of a kitchen / breakfast room. On the top floor is a good size attic room whilst externally there is a paved patio garden to the rear, also housing a storage shed serving as a utility room. There is on street parking in the immediate area.



### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Lounge

13' x 11'6" (3.96m x 3.5m)  
uPVC half glazed door to front with window alongside. Working fireplace set on raised hearth with recessed alcoves to either side. Wood flooring. Opening into...

##### Kitchen / Breakfast Room

11'7" x 11'7" (3.53m x 3.53m)  
Fitted with a run of mocha base and wall units with granite effect work surfaces over incorporating 1½ bowl, single drainer sink. Staircase to First Floor. Breakfast bar area providing space for three people. Wood flooring.

##### Inner Porch

6'7" x 2'10" (2m x 0.86m)  
Tiled floor.

##### Rear Porch

6'4" x 4'1" (1.93m x 1.24m)  
Incorporating immersion heater. Wood flooring. Pair of uPVC glazed doors to rear.

##### Bathroom

7'6" x 5'10" (2.29m x 1.78m)  
Three piece white suite of bath with shower over, wash hand basin set in vanity unit with storage cupboards below and concealed low flush wc. Fully tiled walls and floor. Window to rear.

#### FIRST FLOOR

##### Landing

6'6" (1.97) max & 2'7" (0.8) min x  
4'8" (1.42) max & 1'11" (0.58) min  
L-shaped  
Window to rear.

##### Bedroom 2

11'5" x 10' (3.48m x 3.05m)  
Window to rear.

##### Bedroom 1

12'10" x 11'1" (3.9m x 3.38m)  
2 windows to front. Staircase to attic room.

##### Note

Bedroom 1 is currently split into two smaller rooms and a hallway. It would be an easy task to remove the studwork partition if one larger room were required.

#### SECOND FLOOR

##### Attic Room

13'11" (4.24) max x 10'6" (3.19) average  
Velux window to side. Run of low height storage cupboards.

#### OUTSIDE

##### Front

The property is approached over a paved pathway which leads up to the front door of the property, with a tegular brick paved low maintenance area alongside.

##### Rear

To the rear of the property is a paved patio with pedestrian gate at the far end, giving access across the rear of the terrace. The garden is bounded by a combination of 6' high walls and fence panelling. In one corner is a...

##### Storage Shed

10'6" x 7'7" (3.2m x 2.3m)  
Of brick construction. Incorporating space and plumbing for washing machine and space for tumble dryer.

#### Appliances

Enfield electric double oven with hob, Cooke & Lewis stainless steel extractor fan, Indesit slimline dishwasher, Hotpoint low height fridge, freestanding fridge/freezer,

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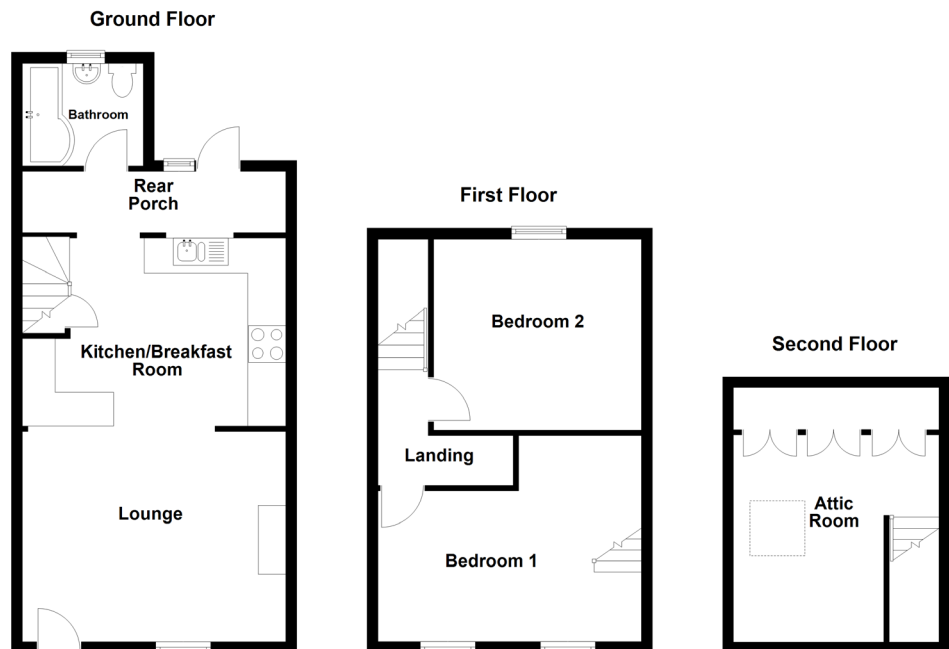
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric panel radiators for heating.

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

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



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