

**SOLE
AGENT**



Casa Tivoli

2 Courtil Ollivier, Les Varendes, Castel, GY5 7RH

 x3  x2 **PERRYS 15H3 TRP 106**

- Immaculate three bedroom house
- Bright kitchen/dining room
- Separate lounge
- Downstairs bedroom
- Main bedroom with en suite
- Well landscaped garden
- Parking for one and additional options on road
- Excellent Castel location

£795,000

LOCAL MARKET

swoffers



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





About Casa Tivoli

Casa Tivoli is an immaculate three-bedroom semi-detached home, ideally situated within the highly regarded Courtil Olivier clos in Castel. The property offers versatile and well-presented living accommodation throughout. On the ground floor, there is a beautiful open-plan kitchen and dining room, perfect for modern living and entertaining, alongside a cosy lounge. A convenient downstairs bedroom and a stylish, contemporary bathroom complete this level. Upstairs, the property features two generously sized bedrooms, both offering excellent storage options. The principal bedroom benefits from a modern en suite shower room. Externally, the home enjoys a sunny and secure wraparound garden, thoughtfully landscaped with a combination of patio, lawn, and mature shrubs—ideal for outdoor relaxation. Beyond the garden fence, there is an additional lawned area extending beyond the front path. The property benefits from parking for one vehicle and there is additional parking available on the road. Casa Tivoli is conveniently located within easy walking distance of local amenities, making it an ideal choice for families or those seeking both comfort and convenience.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hallway

16'11" x 5'5" (max) (5.16m x 1.65m (max))

Kitchen/Dining Room

22'4" x 8'5" (6.8m x 2.57m)

Fitted with a range of wall and base units and a lovely breakfast bar. Dual aspect outlook to front to back. Dining area with double doors leading out onto the patio garden.

Bathroom

6'9" x 5'1" (2.06m x 1.55m)

Contemporary three piece suite of bath with shower over, WC and wash hand basin with storage below.

Bedroom 3

11'5" x 8'9" (3.48m x 2.67m)

Fitted storage. Dual aspect windows providing view over the garden.

Lounge

13'3" x 11'8" (4.04m x 3.56m)

Lovely sitting area with a bay style window providing aspect onto the front.

FIRST FLOOR

Landing

11' x 2'6" (3.35m x 0.76m)

Bedroom 1

18'2" (max) x 11'5" (5.54m (max) x 3.48m)

Bespoke fitted wardrobes and eaves storage.

Ensuite Bathroom

6'8" x 3'7" (2.03m x 1.1m)

Fitted with a three piece suite of shower, wash hand basin with storage below and WC.

Bedroom 2

13'7" x 11'2" (4.14m x 3.4m)

Fitted wardrobes and eaves storage. A bright room providing aspect over the garden.

OUTSIDE

Front

Allocated parking for one car with additional parking on the road. Gated entrance leading through to the garden and property.

Rear

Private sunny patio with mature shrubs. Wooden shed. The garden wraps around to a lawned area that is completely secure via a fence and hedging, beyond the fence there is a path leading to another lawned area.

Appliances

Whirlpool multi oven, Beko oven, Blomberg washing machine, Whirlpool dishwasher, Whirlpool fridge/freezer and Blomberg tumble dryer.

TRP: 106

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

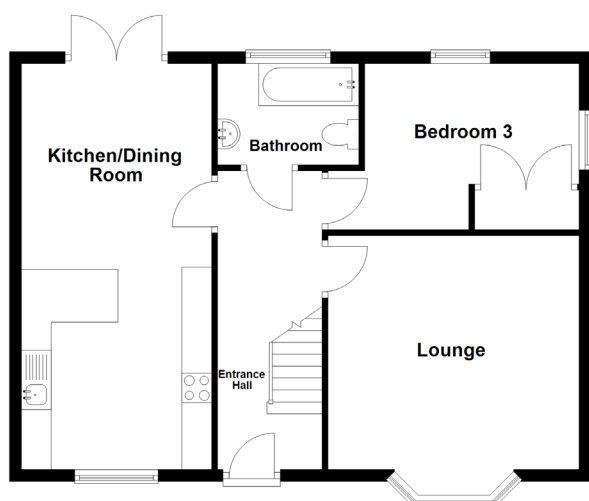
Services: Mains water, electricity and drainage.

Gas central heating and radiators. Electric under floor heating in kitchen, corridor, lounge and ground floor bathroom. Water is heated via electric.

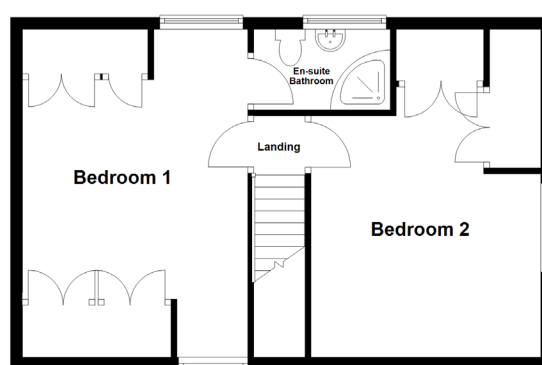
Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

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

Ground Floor



First Floor



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