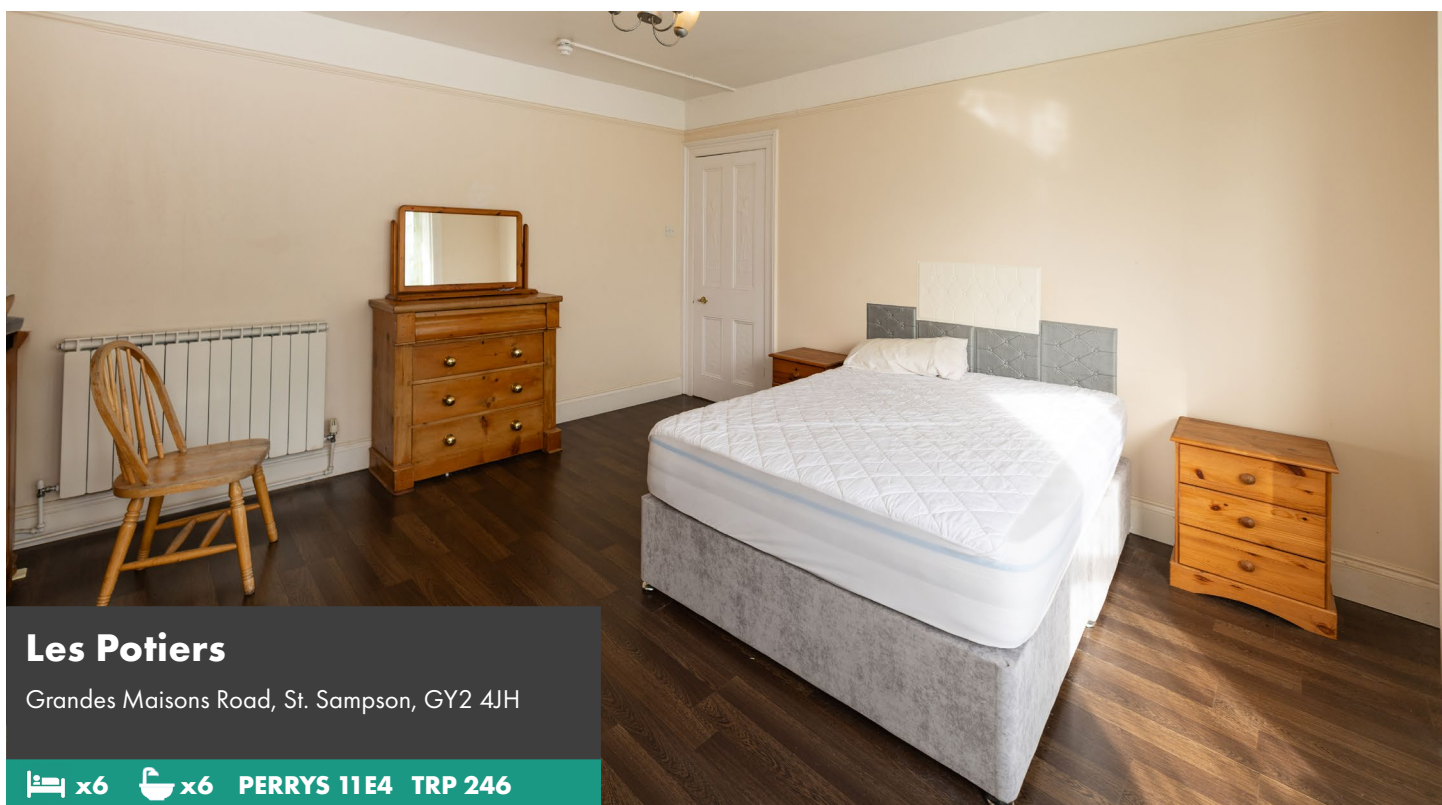


**SOLE
AGENT**



Les Potiers

Grandes Maisons Road, St. Sampson, GY2 4JH

 x6  x6 **PERRYS 11E4 TRP 246**

- Substantial detached Victorian house
- Parking for two cars
- Requiring some upgrading
- Enclosed lawned rear garden
- Up to six bedrooms and six bathrooms

£645,000

LOCAL MARKET

swoffers



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





About Les Potiers

Les Potiers is a charming and characterful six-bedroom, six-bathroom home located on Grandes Maisons Road in St Sampson. Set across three spacious levels, the property offers generous living accommodation throughout, including a separate lounge and kitchen.

While the house would benefit from some cosmetic updating, it presents an excellent opportunity to create a truly impressive investment/ home. To the rear, there is a well-proportioned garden, ideal for outdoor enjoyment, and to the front, parking is available for two vehicles.

Offered to the market with no forward chain, Les Potiers combines space, character, and potential in a good St Sampson's location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

26'9" x 6'6" (8.15m x 1.98m)

Lounge

16'11" x 14'2" (5.16m x 4.32m)

Dining Room/Bedroom 6

13'9" x 12' (4.2m x 3.66m)

Ensuite Bathroom

9'9" x 5'4" (2.97m x 1.63m)

Kitchen/Diner

(10'4" (3.15) x 8'3" (2.52) x 14'11" (4.54) x 11'8" (3.56)) L-Shaped

Bedroom 1

14'7" x 11'1" (4.45m x 3.38m)

Ensuite Bathroom

11'2" x 4'9" (3.4m x 1.45m)

Bedroom 2

13' x 12' (3.96m x 3.66m)

FIRST FLOOR

Ensuite Bathroom

7'6" x 2'11" (2.29m x 0.9m)

Bedroom 3

16'10" x 14'7" (5.13m x 4.45m)

Lobby

7'8" x 6'6" (2.34m x 1.98m)

Ensuite Bathroom

6'4" x 5'9" (1.93m x 1.75m)

SECOND FLOOR

Bedroom 4

12'9" x 9'8" (3.89m x 2.95m)

Ensuite Bathroom

5'6" x 4'8" (1.68m x 1.42m)

Bedroom 5

13'8" x 12'4" (4.17m x 3.76m)

Ensuite Bathroom

9'1" x 6'5" (2.77m x 1.96m)

OUTSIDE

Store

11'2" x 4'7" (3.4m x 1.4m)

Appliances

Hotpoint Ultima electric cooker and hob, freestanding Beko fridge and freezer and Candy washing machine.

TRP: 246

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating (not currently connected).

Construction: Granite construction with a cavity extension. uPVC double glazing.

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



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