

**SOLE
AGENT**



Newington House

New Road, St Sampson's, GY2 4QB

 x2  x2 **PERRYS 11E4 TRP 104**

- Beautifully renovated period home
- Stylishly appointed throughout
- Impressive lounge/dining room
- Low maintenance patio with parking for one car
- Contemporary kitchen/ breakfast room
- Two double bedrooms and modern shower room

£555,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Newington House

A beautifully renovated period home offering characterful and spacious accommodation throughout. 'Newington House' has been stylishly appointed, with light-filled rooms and high ceilings further enhancing the wonderful sense of space throughout. The spacious lounge/dining room is complemented by a beautiful kitchen/breakfast room, whilst the ground floor cloakroom adds everyday convenience. Upstairs there are two double bedrooms and a shower room. Outside, there is a low maintenance patio area, parking for one car and excellent on-street parking nearby.

ACCOMMODATION COMPRISING

GROUND FLOOR

Lounge / Dining Room

22'1" (6.72) (max) x 15'1" (4.59) (max)

Inner Hallway

5'6" x 3'8" (1.68m x 1.12m)

Bathroom

10'6" (max) x 5'6" (3.2m (max) x 1.68m)

Stylishly fitted with a three-piece suite incorporating utility area.

Kitchen / Breakfast Room

15'10" (max) x 12'4" (4.83m (max) x 3.76m)

Stylishly fitted with a range of high gloss wall and base units with granite work surfaces over incorporating 1½ bowl sink and drainer. Cupboard housing Vaillant gas boiler.

FIRST FLOOR

Landing

10'2" x 3'10" (3.1m x 1.17m)

Bedroom 1

11'9" x 11'6" (3.58m x 3.5m)

Shower Room

10'2" x 4'6" (3.1m x 1.37m)

Bedroom 2

10'6" x 9'7" (3.2m x 2.92m)

Stylishly fitted with handmade wardrobes.

OUTSIDE

Front

The property is approached from the road through a gate. Large flagstone patio area bounded by low height wall. Gate providing access to a neighbouring property's front patio.

Rear

Gateway extends to the rear of the property to the parking area where there is a large parking space for one car and additional shared parking space on a first come first served basis.

Appliances

AEG five ring gas hob, AEG stainless steel extractor fan, AEG electric oven, AEG fridge/freezer, Whirlpool slimline dishwasher and Hotpoint washing machine.

TRP: 104

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Electric central heating.

Construction: Block thermoboarded. Timber double glazed windows.

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



swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.