

**SOLE
AGENT**



Alpenrose

Belmont Road, St. Peter Port, Guernsey, GY1 1PY

 x5  x4 **TRP 256**

- Large detached family home
- Ample parking
- High ceilings and spacious rooms
- Plenty of potential
- Five bedrooms
- No onward chain

£995,000

LOCAL MARKET

swoffers



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





About Alpenrose

Alpenrose is a substantial detached townhouse situated on a quiet road near the heart of St. Peter Port. In need of some cosmetic upgrading throughout this large family home is bursting with potential and would have plenty of room to accommodate a growing family. The accommodation comprises of a lounge to the front with high ceilings and a bay window, a separate eat in kitchen and a downstairs cloakroom. Upstairs there are five bedrooms, four of which are doubles and four bathrooms. Outside there is ample parking to the front and side on a gravel driveway which is unusual for such a central location and an enclosed sunny rear garden. This property is offered to the market with NO ONWARD CHAIN.

ACCOMMODATION COMPRISING

Entrance Hall

15'1" x 6'3" (4.6m x 1.9m)

Stairs to first floor.

Lounge

28'3" x 23'4" (8.6m x 7.1m)

Large room with a bay window providing aspect to the front. Feature fireplace and period high ceilings.

Separate WC

8'2" x 3'11" (2.5m x 1.2m)

Fitted with a wash hand basin and W.C.

Kitchen / Diner

23' x 15'5" (7m x 4.7m)

Fitted with a range of wall and base units with worksurfaces over incorporating a 1½ bowl sink and drainer.

Boiler Room

5'7" x 4'11" (1.7m x 1.5m)

Housing a Grant oil boiler and a hot water tank.

Rear Entrance Hall

5'3" x 4'11" (1.6m x 1.5m)

FIRST FLOOR

Landing

11'2" x 9'10" (3.4m x 3m)

Stairs to second floor.

Bedroom 1

19'8" x 12'10" (6m x 3.9m)

Dual aspect room.

Ensuite Bathroom

8'6" x 5'7" (2.6m x 1.7m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

Bedroom 2

16'5" x 11'10" (5m x 3.6m)

Attractive bay window to the front.

Bedroom 3

13'1" x 10'10" (4m x 3.3m)

Family Bathroom

10'2" x 5'7" (3.1m x 1.7m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

Bedroom 5

9'10" x 6'7" (3m x 2m)

Window to the side.

Ensuite Shower Room

8'6" x 2'11" (2.6m x 0.9m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

SECOND FLOOR

LANDING

Bedroom 4

16'9" x 9'10" (5.1m x 3m)

Eaves storage. Two Velux windows.

Ensuite Bathroom

9'10" x 6'7" (3m x 2m)

Fitted with a three piece suite of bath, wash hand basin and W.C.

OUTSIDE

Rear

Fully enclosed garden with an area of lawn and plant borders. Large timber storage shed. Oil tank.

Front

Good sized gravelled parking area providing parking for ample vehicles to the front and side.

Appliances

Beko oven, Beko electric hob, extractor fan, Statesman freezer, Hotpoint fridge, Indesit dishwasher.

TRP: 256

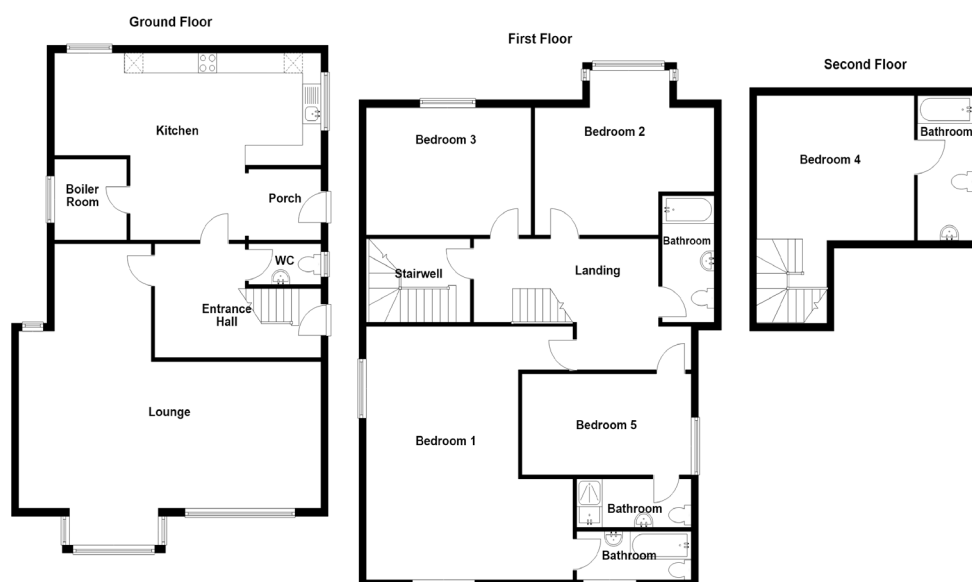
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired oil boiler.

Construction: Single block construction with cavity extension. uPVC double glazed windows and uPVC fascias and soffits.

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



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