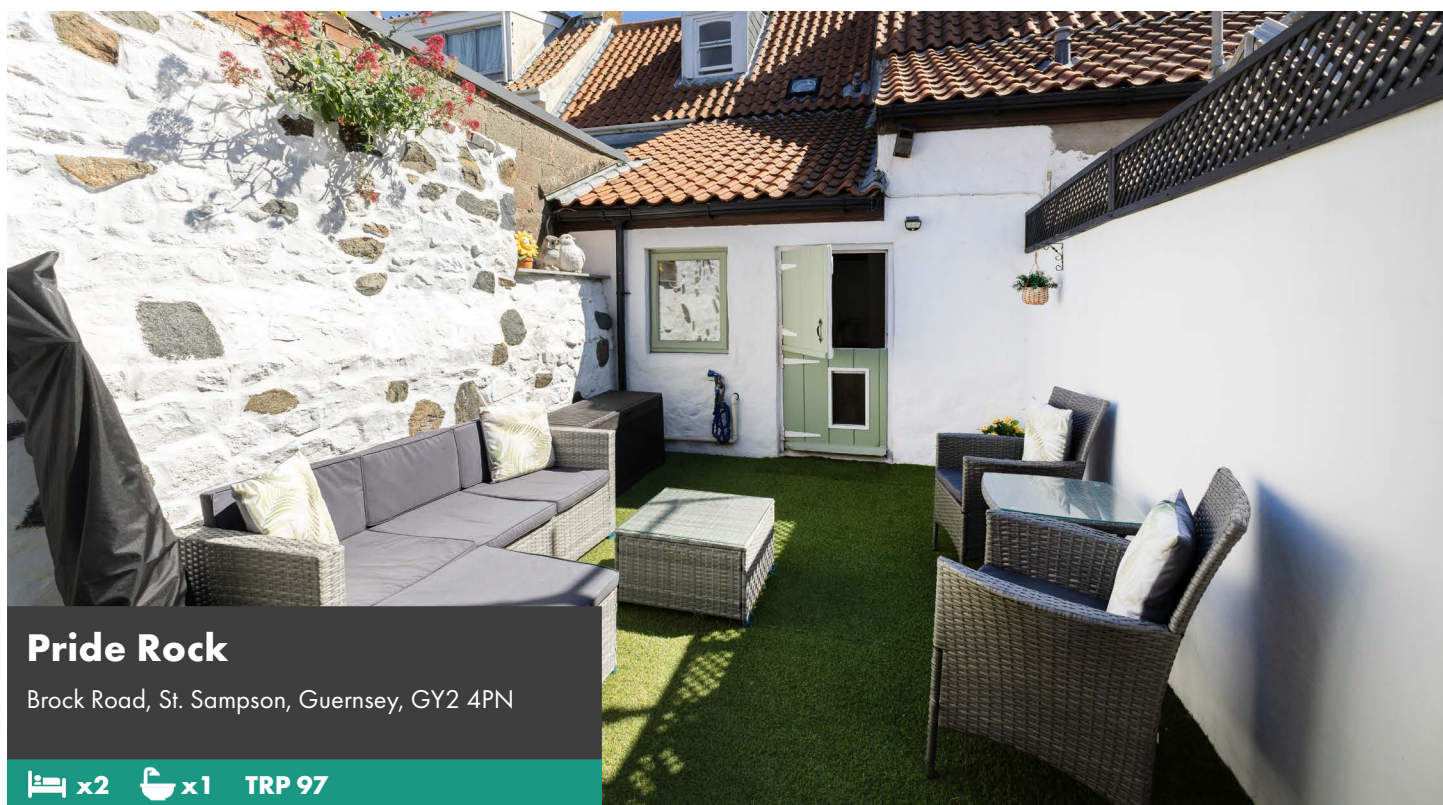


**SOLE
AGENT**



Pride Rock

Brock Road, St. Sampson, Guernsey, GY2 4PN

 x2  x1 TRP 97

- Charming, stylish cottage
- Sunny rear garden
- Thoughtfully redecorated throughout
- Close to local amenities
- Two well-appointed bedrooms
- On-street parking nearby

£545,000

LOCAL MARKET

swoffers



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01481 711766

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





About Pride Rock

'Pride Rock' is a stunning mid-terrace cottage located just a short walk from local amenities. The property has been thoughtfully and stylishly redecorated by its current owners, resulting in a property that is in truly 'turn-key' condition. The accommodation comprises of a smart living room, a well-equipped kitchen which overlooks a low maintenance sunny rear garden. On the first floor, there is a double bedroom with ample built-in storage and a well-appointed family bathroom. The top floor consists of a second bedroom with views over the garden and thoughtful storage. Early viewing of this special home is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

5'3" x 5' (1.6m x 1.52m)

Living Room

15' x 13' (4.57m x 3.96m)

Light laminate Amtico flooring. Window providing aspect to the front of the property.

Kitchen

11'8" x 8'10" (3.56m x 2.7m)

Fitted with a range of wall and base units.

Rear

South west facing garden laid to astro turf. Pleasant and sunny area.

Garden Shed

6'5" x 4'2" (1.96m x 1.27m)

FIRST FLOOR

Landing

8'3" x 4'1" (2.51m x 1.24m)

Window seat providing aspect to the front of the property.

Shower Room

6'10" x 5'1" (2.08m x 1.55m)

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

Bedroom 1

11'2" x 10'8" (3.4m x 3.25m)

Wooden window seat providing aspect to the front of the property. Fitted wardrobes.

SECOND FLOOR

LANDING

Bedroom 2

12'4" x 9'7" (3.76m x 2.92m)

Windows providing aspect to the rear of the property and another window providing aspect to the front of the property. Eaves storage and an additional fitted eaves wardrobe.

Appliances

Hotpoint washer/dryer, Hisense fridge/freezer, AEG oven, AEG hob and extractor fan.

TRP: 97

Viewing: BY APPOINTMENT

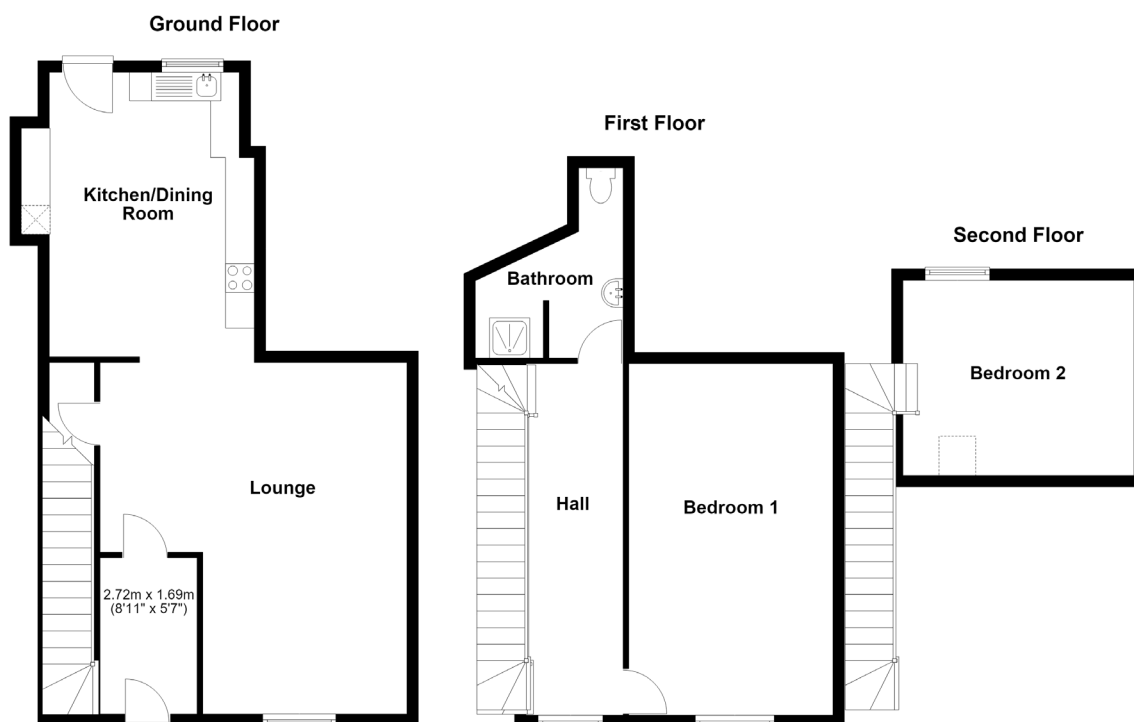
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Electric central heating.

Construction: Granite construction. Wooden single glazed windows and wooden fascias and soffits.

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



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