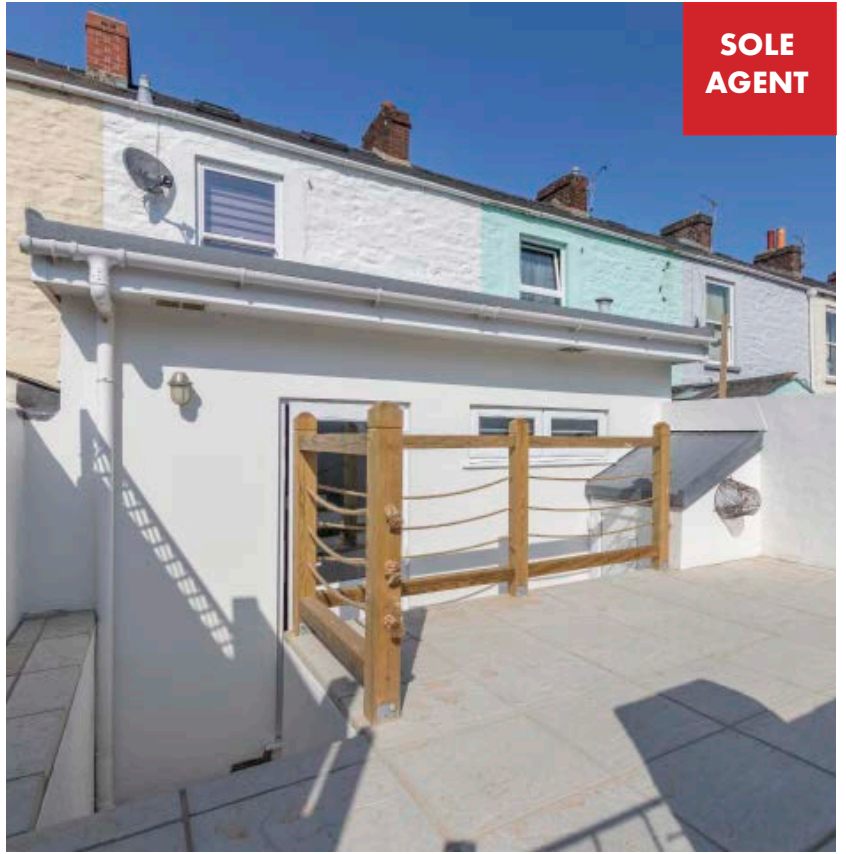




**SOLE
AGENT**



Pintino

15 Norman Terrace, Maurepas Road, St. Peter Port, GY1 2DG

 x2  x1 TRP 88

- Renovated throughout
- Contemporary open plan living
- Two well-proportioned bedrooms
- Modern bathroom
- Sunny terrace
- Good on-street parking and rented parking available

£485,000

LOCAL MARKET

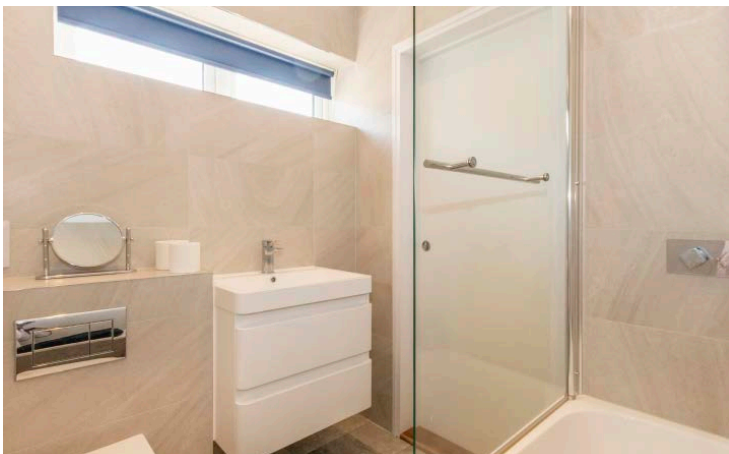
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Pintino

This stunning two-bedroom house has been renovated throughout to create a stylish and contemporary home. The ground floor comprises a beautifully presented open-plan lounge and kitchen, complete with a wood burner, along with a modern family bathroom. Upstairs, there are two well-proportioned bedrooms and a separate cloakroom. Externally, the property benefits from a raised, landscaped terrace to the rear, providing an excellent outdoor space that enjoys plenty of sunshine. There is good on-street parking in the surrounding area and rented parking available close by. The property is conveniently situated within a short walk of Cambridge Park and the heart of St Peter Port.

ACCOMMODATION COMPRISING

Open Plan Lounge / Kitchen

35'9" (10.90) max x 12'8" (3.85) max

The kitchen is fitted with a range of base units and drawers. Doors to front and rear. Large skylight over the kitchen area. Wood burning stove and gas fired underfloor heating.. Understairs bespoke built-in storage.

Bathroom

6'4" x 5'4" (1.93m x 1.63m)

Fitted with a contemporary three piece suite. Under-floor heating.

FIRST FLOOR

Landing

Access to large loft area.

Bedroom 1

12'7" x 9'5" (3.84m x 2.87m)

Elevated views over the front of the property.

Bedroom 2

12'8" x 8'4" (3.86m x 2.54m)

Aspect over the rear terrace.

Cloakroom

6'4" x 2'9" (1.93m x 0.84m)

Wash hand basin with storage below. Underfloor heating.

OUTSIDE

Rear

Where there is a sunny raised courtyard area with steps lead up to it. Cupboard housing the boiler.

Appliances

Free standing Hotpoint fridge/freezer, Nexis range style electric cooker, Neff dishwasher, Extractor fan, Space for a washing machine.

TRP: 88

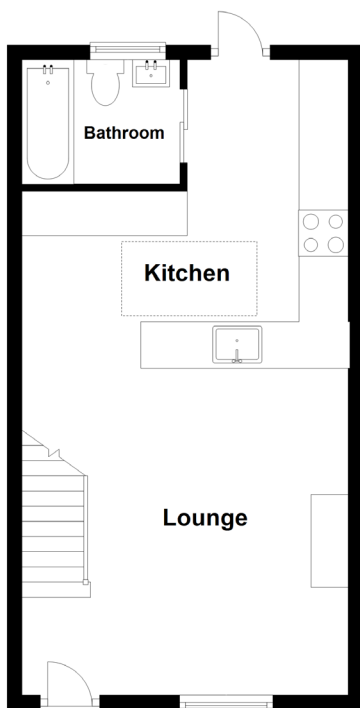
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

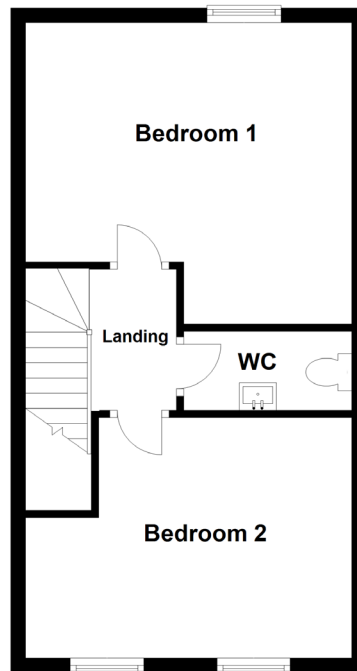
Services: Mains water, electricity and drainage. Construction: Single block lined and cavity extension. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



First Floor



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