



Rawson House

Colborne Road, St Peter Port, GY1 IEP

£1,350,000

Bright and spacious room proportions | Close proximity to central St. Peter Port

Three bedrooms with three bath/shower rooms | Scope to modernise to taste

Good parking | South facing garden



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





About Rawson House

'Rawson House' is well proportioned home in a good location on the outskirts of St. Peter Port, within walking distance of the Town centre and coastal walks. The accommodation is bright and spacious with well-proportioned reception rooms including a sun room and a kitchen/breakfast room which leads directly to the south facing garden. The first floor offers two excellent double bedrooms, each with en-suite facilities. While the property would benefit from some modernisation there is excellent potential for the new owners to update to taste.

ACCOMMODATION COMPRISING

Entrance Hall

19'3" x 8' (5.87m x 2.44m)
Access to understairs storage cupboard.

Bedroom 3

15'6" (4.72) into bay x 13'11" (4.25)

Sitting Room

16' x 13'11" (4.88m x 4.24m)
Inset gas fireplace. Doors to conservatory.

Sunroom

14'8" x 13'6" (4.47m x 4.11m)
Doors leading to the patio.

Dining Room

18'8" (5.69) into bay x 12'7" (3.84)

Shower Room

6'2" x 6'1" (1.88m x 1.85m)
Fitted with a three piece suite of shower cubicle, pedestal wash hand basin and low flush W.C.

Kitchen / Breakfast Room

17'4" x 9'10" (5.28m x 3m)
The kitchen is fitted with a range of white wall and base units with a stone work surface over incorporating a 1 1/2 bowl ceramic sink and drainer.

Utility / Boiler Room

9'10" x 5'10" (3m x 1.78m)
Fitted with a range of cream wall and base units with a laminate work surface over incorporating a single bowl stainless steel sink and drainer.

FIRST FLOOR

Landing

15' x 8' (4.57m x 2.44m)
Doors leading onto the front balcony.
Access to storage cupboard.

Bedroom 1

17'3" x 14'1" (5.26m x 4.3m)
Fitted with an extensive range of built-in wardrobes.

Dressing Area

8'3" x 4'9" (2.51m x 1.45m)
Built-in wardrobes.

Ensuite Bathroom

7'2" x 6'2" (2.18m x 1.88m)
Fitted with a three piece suite of bath with shower over, pedestal wash hand basin and low level W.C.

Bedroom 2

14'9" x 12'9" (4.5m x 3.89m)

Ensuite Bathroom

9'4" x 7'1" (2.84m x 2.16m)
Fitted with a three piece suite of bath with shower over, pedestal wash hand basin and low level W.C.

OUTSIDE

Front

There is a tarmac parking area providing plenty of parking and access to a garage.

Garage

15'1" x 8'6" (4.6m x 2.6m)

Rear

Is a south facing patio with steps leading up to an area of lawned garden planted with a variety of mature trees and shrubs. There is access to a domestic shed. There is access to the garden by a pathway leading down one side of the house and from the close behind.

Appliances

Indesit four ring halogen hob, extractor fan, integrated Neff double oven, integrated Neff microwave, integrated Neff dishwasher, integrated Neff fridge/freezer, Hotpoint washing machine.

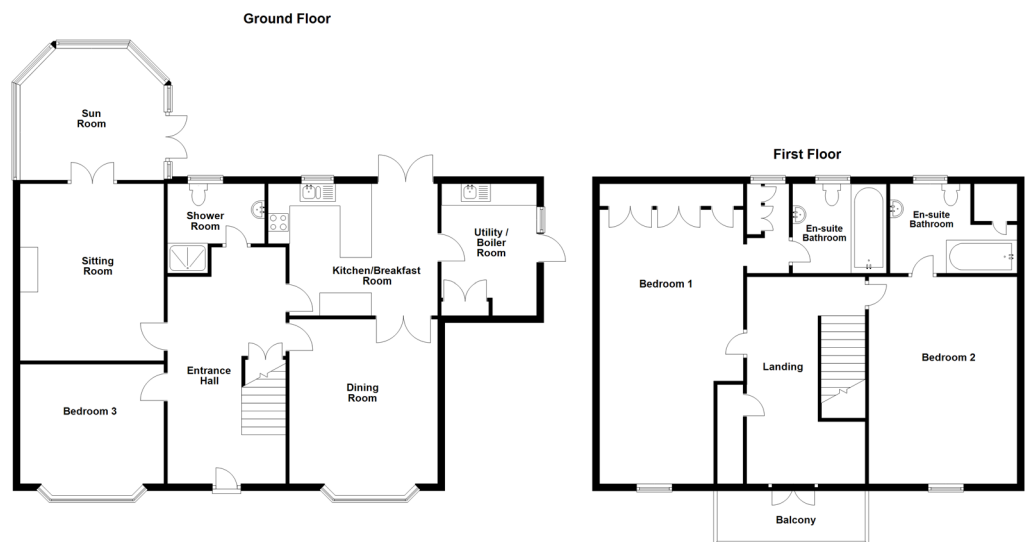
Viewing: BY Appointment

Possession: By Arrangement

Services: Mains water, electricity and drainage. Oil fired central heating.

Construction: uPVC double glazed windows.

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



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