

1 Rozel Terrace

Mount Durand, St. Peter Port, Guernsey, Channel Islands, GY1 1EB

£1,495,000

Open Market | Sole Agent



swoffers



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



Attractive, well presented Georgian Townhouse
Convenient St. Peter Port location
Bright and spacious room proportions
Four generous bedrooms each with ensembles
Large living space with separate sitting room
Walled rear garden
Valley and sea views from rear of the property
Two transferable rented parking spaces nearby

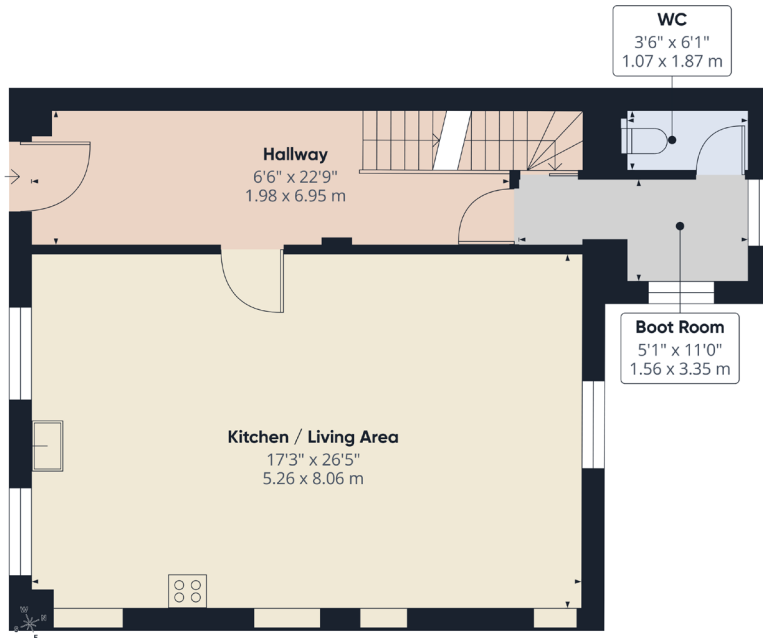




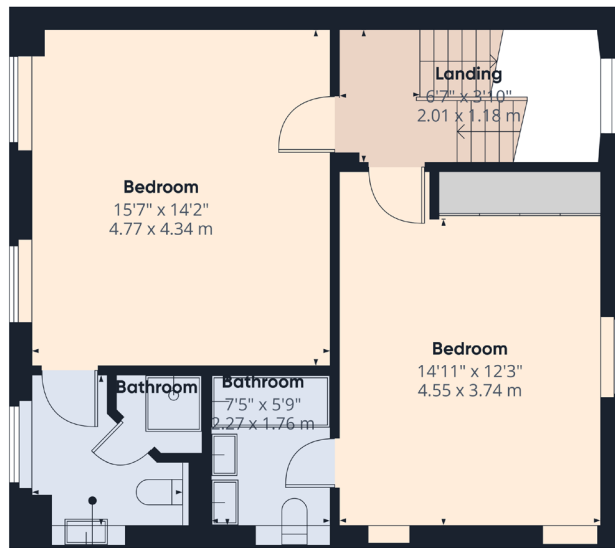




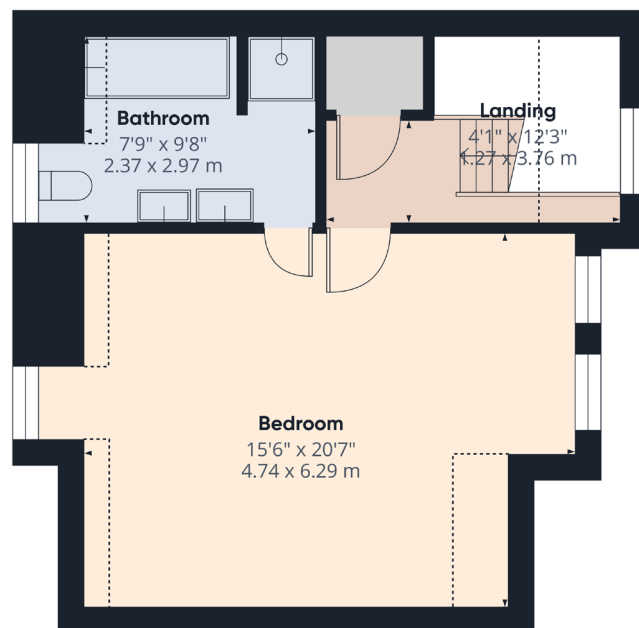




Ground Floor

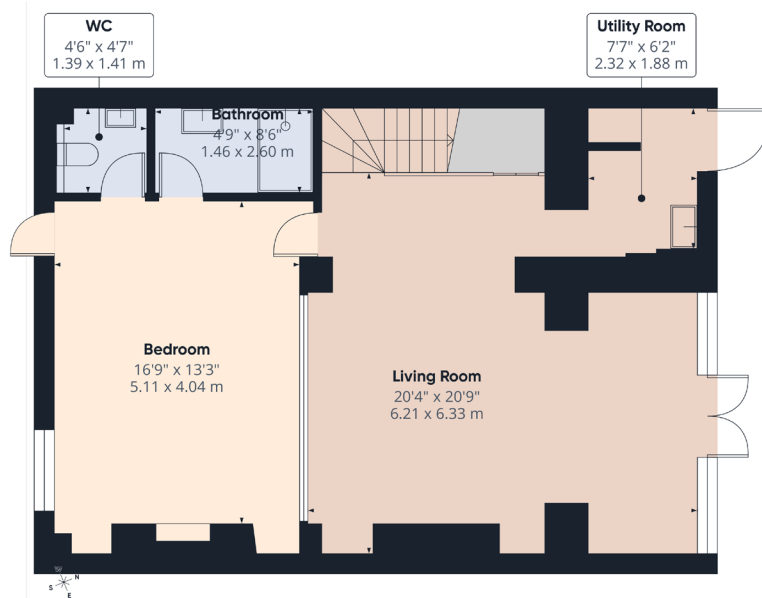


First Floor



Second Floor





Lower Ground Floor

About 1 Rozel Terrace

'1 Rozel Terrace' is a charming period Townhouse situated in a convenient position in St. Peter Port, within walking distance of amenities. The spacious accommodation extends approximately 3,000sqft comprising a large kitchen/dining/living room which is ideal for entertaining, a boot room and WC, four generous double bedrooms each with ensuite facilities and a separate utility area and sitting room with access right onto the large walled garden. The property has been updated by the current owner and now benefits from a recently installed electric central heating system. There are on-street parking options available nearby. The current owner has two rented parking spaces in a gated carpark approximately 50 yards from the property which are transferable to the new owner.

ACCOMMODATION COMPRISING

Utility Room

7'7" x 6'2" (2.3m x 1.88m)

Living Room

20'4" x 20'9" (6.2m x 6.32m)

Bedroom 4

16'9" x 13'3" (5.1m x 4.04m)

Built in wardrobes.

Shower Room

4'9" x 8'6" (1.45m x 2.6m)

WC

4'7" x 4'8" (1.4m x 1.42m)

GROUND FLOOR

Entrance Hall

6'6" x 22'10" (1.98m x 6.96m)

WC

3'6" x 6'2" (1.07m x 1.88m)

Boot Room

5'1" x 11' (1.55m x 3.35m)

Kitchen / Living Area

17'3" x 26'5" (5.26m x 8.05m)

FIRST FLOOR

Bedroom 2

15'8" x 14'3" (4.78m x 4.34m)

Built in wardrobes.

Ensuite Bathroom

7'2" x 7'5" (2.18m x 2.26m)

Landing

6'7" x 3'10" (2m x 1.17m)

Bedroom 3

14'11" x 12'3" (4.55m x 3.73m)

Built in wardrobes.

Ensuite Bathroom

7'5" x 5'9" (2.26m x 1.75m)

SECOND FLOOR

Landing

4'2" x 12'4" (1.27m x 3.76m)

Bedroom 1

15'7" x 20'8" (4.75m x 6.3m)

Built in wardrobes.

Ensuite Bathroom

7'9" x 9'9" (2.36m x 2.97m)

OUTSIDE

Front

Granite paved steps lead to the front door. Steps lead to the lower ground floor entrance where there is a small storage area.

Rear

To the rear of the property is a large walled garden which is laid predominantly to lawn. Uniquely at the end of the garden, steps lead to a lower terrace garden within which the vendor has planted an orchard.

Viewing: By Appointment

Possession: By Arrangement

Services: All mains. Full electric central heating. Mixture of single and double wooden glazed windows.

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

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