

**SOLE
AGENT**



Malusha

Avenue Vivier, Ville Au Roi, St Peter Port, GY1 1PG

£1,075,000

Open Market | Sole Agent



swoffers



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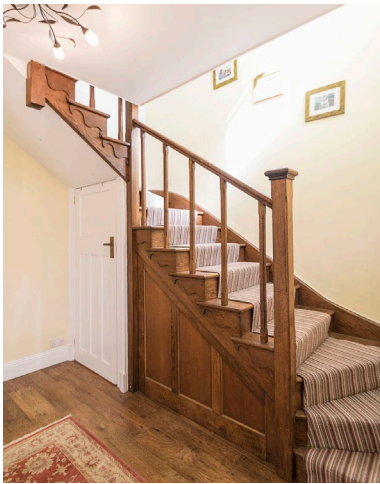
Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



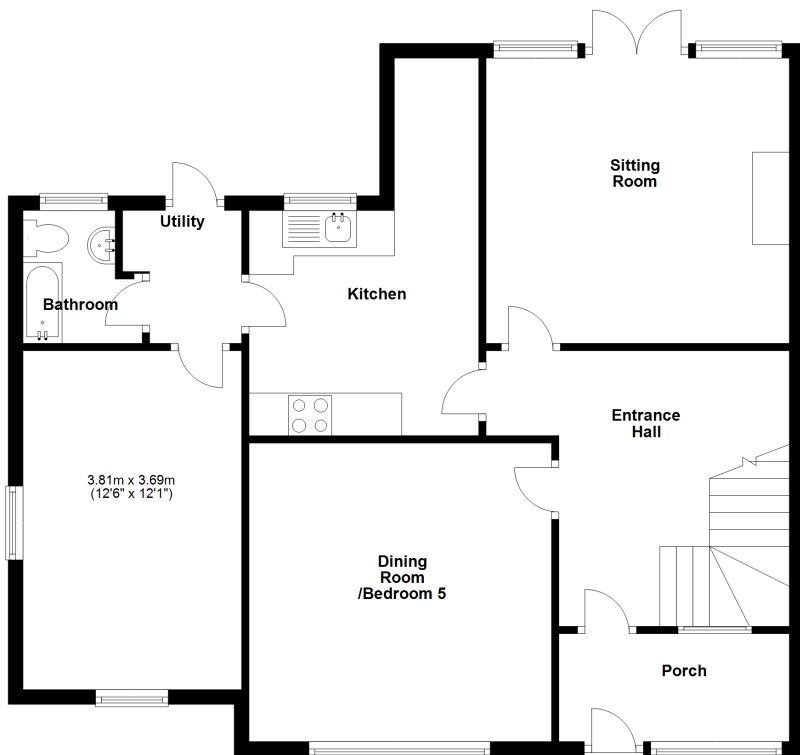
Semi-detached house
Quiet residential location
4/5 bedrooms & 3 bathrooms
Parking and gardens

Walking distance of town
Recently upgraded
Planning permission to extend
Currently registered as Part D

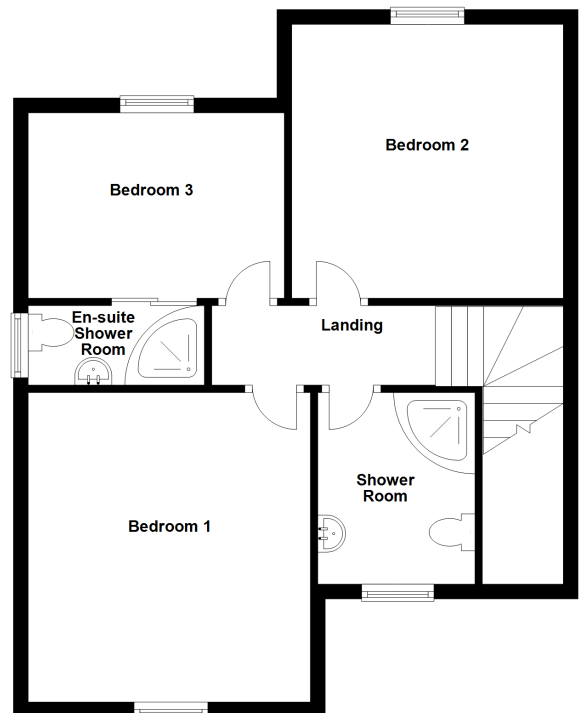




Ground Floor



First Floor





About Malusha

Malusha is a semi-detached house set in a quiet residential location on the outskirts of St Peter Port. This a 4/5 bedroom home with two shower rooms and a bathroom. There is a lovely south facing front garden and off street parking. The house will appeal to those seeking an investment property as it is registered on Part D as multi occupancy home. There is also the possibility to purchase the semi-detached house next door and there is current planning permission to develop the site. For more information, please contact the OM team 01481 711766.

ACCOMMODATION COMPRISING

Entrance Porch

10'3" x 4'3" (3.12m x 1.3m)
Tiled floor.

Entrance Hall

11'6" x 10'6" max (3.5m x 3.2m max) and 2.12m min.
Stairs to First Floor. Doors to...

Bedroom 4

12'6" x 12'1" (3.8m x 3.68m)
Fully fitted wardrobes and drawers. Wash hand basin set in vanity unit.

Sitting Room

12'5" x 11'10" (3.78m x 3.6m)
Working fireplace. Doors to rear garden.

Kitchen

10'9" x 10'2" (3.28m x 3.1m)
Fully fitted base and wall units. Laminate flooring as laid.

Walk in Larder

5'1" x 2'4" (1.55m x 0.7m)
Shelving.

Utility Room

6'5" x 2'11" (1.96m x 0.9m)
Space for tumble dryer.

Bedroom 5

14'2" x 9'1" (4.32m x 2.77m)
Built in wardrobe and drawers.

Bathroom

7'5" x 4'3" (2.26m x 1.3m)
Three piece white suite.

FIRST FLOOR

Hallway

9'8" x 3'8" (2.95m x 1.12m)
Door to...

Bedroom 3

10'4" x 7' (3.15m x 2.13m) Built in wardrobes.

Ensuite Shower Room

5'11" x 3'5" (1.8m x 1.04m) Three piece suite.

Bedroom 2

11'10" x 12'2" (3.6m x 3.7m) Built in wardrobes.

Master Bedroom

12'6" x 12'1" (3.8m x 3.68m)

Shower Room

6'11" x 6'7" (2.1m x 2m)
Three piece suite.

OUTSIDE

Front

Tarmac driving. Front south facing garden.

Rear

Garden bounded by hedges and fencing. Domestic greenhouse.

Appliances

As seen.

Viewing: By appointment

Possession: By arrangement

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

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

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