



10 Union Street

St Peter Port, Guernsey, GY1 2PS

OPEN MARKET | £1,795,000 | SOLE AGENT

Superb listed period town house | Bright, welcoming reception rooms
Excellent living space | 4 double bedrooms, 2 bath/shower rooms
Walking distance schools and St. Peter Port centre | Charming south facing walled garden
Excellent parking and vine house



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



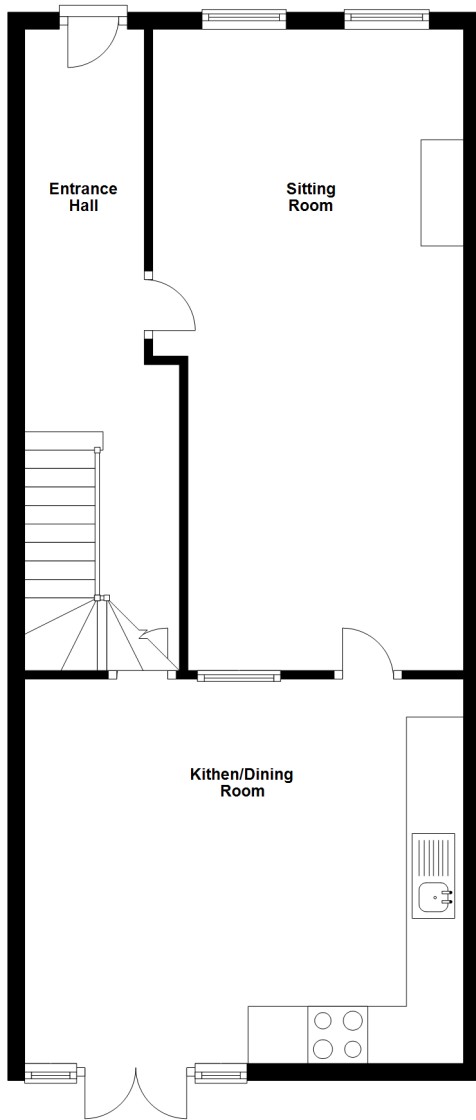




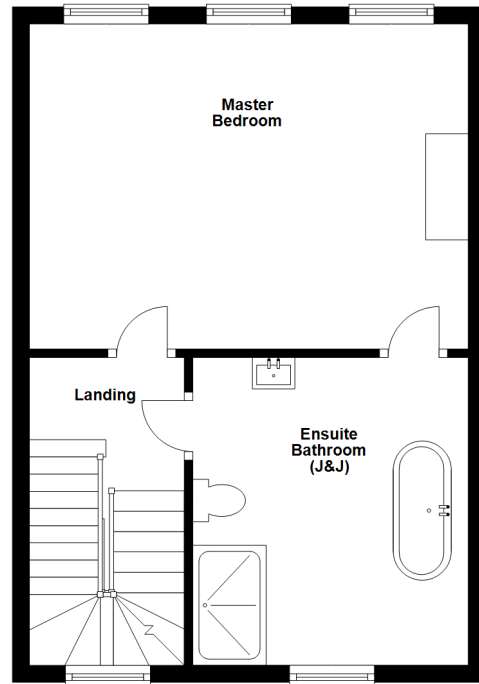




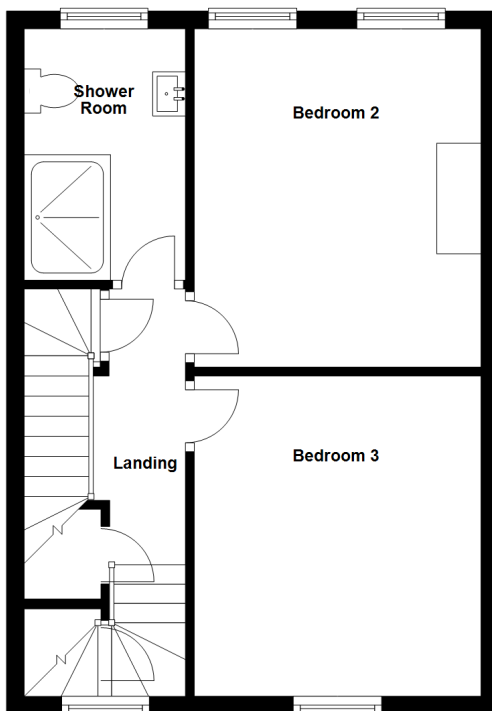
Ground Floor



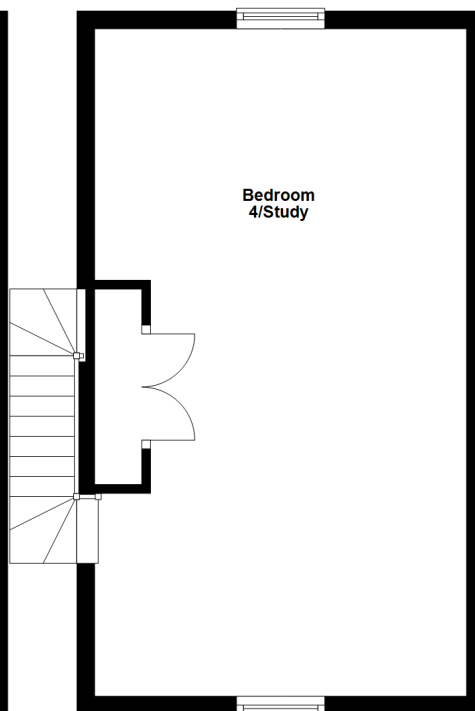
First Floor



Second Floor



Third Floor



10 Union Street

10 Union Street is a charming period townhouse situated within easy walking distance of St. Peter Port town centre and private Colleges. The property has been previously sympathetically upgraded to suite their requirements of modern living and is presented to the market in excellent condition. The accommodation is bright and welcoming and offers up to four double bedrooms and 2 bathrooms together with well proportioned reception space. Outside is an attractive south facing walled garden, a vine house and secure parking for 3-4 cars.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

24'9" x 5'6" (7.54m x 1.68m)

Sitting Room

24'9" x 12' (7.54m x 3.66m)

Kitchen/Dining Room

17' x 16' (5.18m x 4.88m)

FIRST FLOOR

Landing

5'8" x 2' (1.73m x 0.6m)

Bedroom 1

15'10" x 12'8" (4.83m x 3.86m)

Jack & Jill Bathroom

11'8" x 10' (3.56m x 3.05m)

SECOND FLOOR

Landing

10' x 2'10" (3.05m x 0.86m)

Bedroom 3

11'8" x 10' (3.56m x 3.05m)

Bedroom 2

12'6" x 11'2" (3.8m x 3.4m)

Shower Room

9'4" x 5'7" (2.84m x 1.7m)

THIRD FLOOR

Bedroom 4/Study

23'11" x 13'8" (7.3m x 4.17m)

OUTSIDE

Front

The property is approached from the roadside where a path leads to the front door, there is a low maintenance gravelled garden to the left.

Rear

There is a lovely south facing walled garden with an array of shrubs. A charming vine house/utility and secure parking for three-four cars.

Listed

Viewing: By appointment

Possession: By arrangement

Services: All mains. Full oil fired central heating.

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



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