

SOLE
AGENT



No 2 Brockside

The Grange, St Peter Port, GY1 1RQ

🛏 x3 🚿 x1 PERRYS TOWN F7 TRP TBC

- Terraced property
- In need of modernisation
- Offers 3 good size bedrooms
- Lounge, dining room and kitchen
- Good size rear garden
- On street parking in immediate area

£450,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About No 2 Brockside

Situated at the top of the Grange, No 2 Brockside is a mid terraced property in a highly convenient location. In need of modernisation, it provides three good size bedrooms together with a family bathroom, two cloakrooms and ground floor accommodation including a lounge, separate dining room and kitchen. To the rear is a good size lawned garden with generous on street parking in the immediate area.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

18'8" x 6'2" (5.7m x 1.88m)

Understairs storage cupboard. Door to rear garden.

Lounge

15'5" x 13'9" (4.7m x 4.2m)

Open fireplace. Two windows to front.

Separate WC

3'6" x 3'4" (1.07m x 1.02m)

Two piece suite of wash hand basin and wc.

Dining Room

11'10" x 11'6" (3.6m x 3.5m)

Window to side.

Kitchen

12'1" x 7'5" (3.68m x 2.26m)

Window to rear and door to same.

FIRST FLOOR

Landing

17'5" x 6'1" (5.3m x 1.85m)

Window to front.

Cloakroom

7'5" x 3'5" (2.26m x 1.04m)

Two piece suite of wash hand basin and wc.

Bedroom 1

16'2" x 12'10" (4.93m x 3.9m)

Two windows to front. Access to...

Dressing Room

12' x 11'8" (3.66m x 3.56m)

Two windows to side.

SECOND FLOOR

Landing

7'5" x 3'2" (2.26m x 0.97m)

Small storage cupboard on the stairs.

Bedroom 3

14'2" x 13'11" (4.32m x 4.24m)

Bay window to front. Storage cupboard.

Bedroom 2

12'2" x 11'7" (3.7m x 3.53m)

Windows to side and rear with aspect over the garden.

Bathroom

13'5" x 6'11" (4.1m x 2.1m)

Three piece suite. Under eaves storage.

OUTSIDE

Rear

Good sized lawned garden.

TRP: TBC

Viewing: BY APPOINTMENT

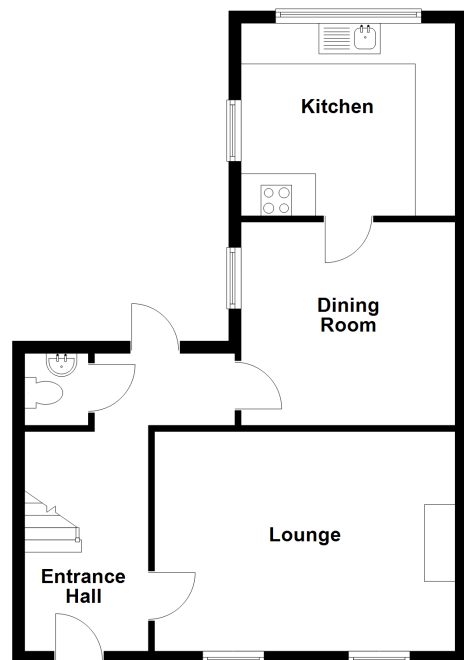
Possession: BY ARRANGEMENT

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

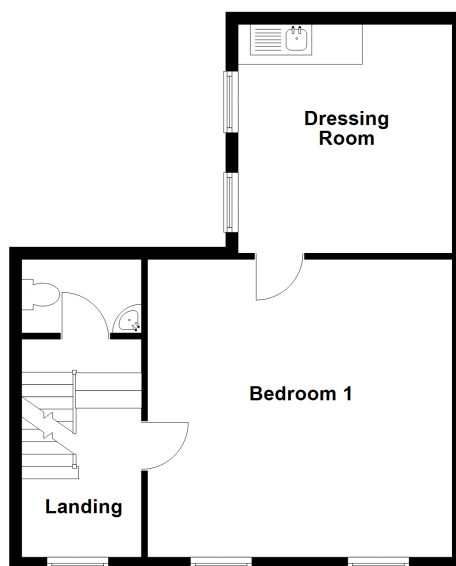
Construction: Granite build with block extension. uPVC double glazed windows.

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

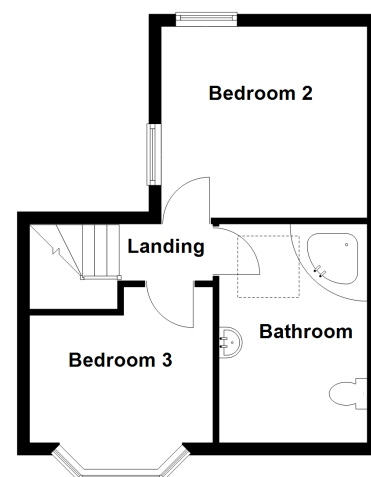
Ground Floor



First Floor



Second Floor



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