

SOLE
AGENT



No 1 Brockside

The Grange, St Peter Port, GY1 1RQ

 x5  x1 PERRYS TOWN F7 TRP TBC LISTED

- Semi detached property
- In need of modernisation
- Offers up to 5 bedrooms
- Lounge, dining room and large kitchen area
- Good size rear garden
- Block built outbuilding
- On street parking in immediate area

£475,000

LOCAL MARKET

swoffers



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





About No 1 Brockside

Situated at the top of the Grange, No 1 Brockside is a semi detached property in a highly convenient location. In need of modernisation, it provides up to five bedrooms together with a family bathroom and ground floor accommodation including a lounge, separate dining room and kitchen. To the rear is a good size lawned garden complete with block built outbuilding whilst there is generous on street parking in the immediate area.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

16'11" x 6' (5.16m x 1.83m)

Lounge

15'5" x 13'9" approx (4.7m x 4.2m approx)
Two windows to front.

Inner Hallway

5'3" x 4'2" (1.6m x 1.27m)

Dining Room

12'9" x 8'6" (3.89m x 2.6m)
Storage cupboard. Window to side.

Kitchen

25'11" x 8'7" (7.9m x 2.62m)
Window and door to rear. Cupboard housing oil fired central heating boiler.

FIRST FLOOR

Landing

20'5" x 6'1" (6.22m x 1.85m)
Window to front.

Bedroom 1

16'2" x 12'10" approx (4.93m x 3.9m approx)
Two windows to front.

Bedroom 2

12'10" x 8'5" (3.9m x 2.57m)
Window to side.

Bathroom

7'7" x 6'3" (2.3m x 1.9m)
Three piece suite of bath with shower over, wash hand basin and wc.

SECOND FLOOR

Landing

6'8" x 2'11" (2.03m x 0.9m)

Bedroom 4

14' x 13'8" (4.27m x 4.17m)
Bay window to front. Storage cupboard. Wash hand basin.

Bedroom 3

13'9" x 9'4" (4.2m x 2.84m)
Window to side.

Bedroom 5

10'4" x 7'4" (3.15m x 2.24m)
Two windows to side.

OUTSIDE

Rear

Good size lawned garden with a block built outbuilding at the very rear.

TRP: TBC

Viewing: BY APPOINTMENT

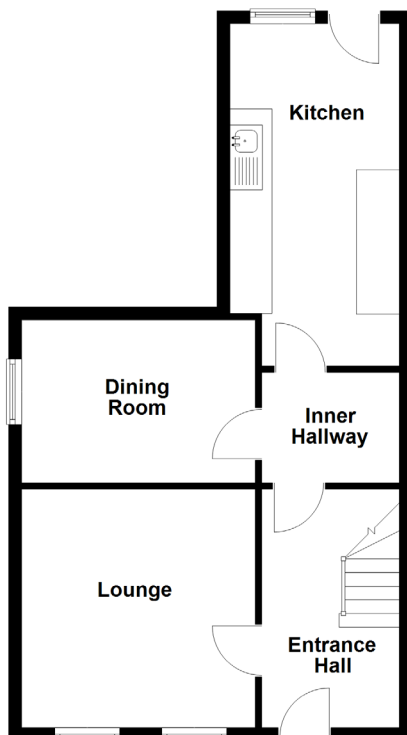
Possession: BY ARRANGEMENT

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

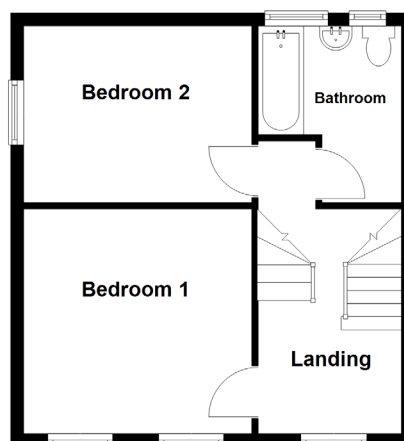
Construction: Granite build with block extension. uPVC double glazed windows. Oil fired central heating.

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

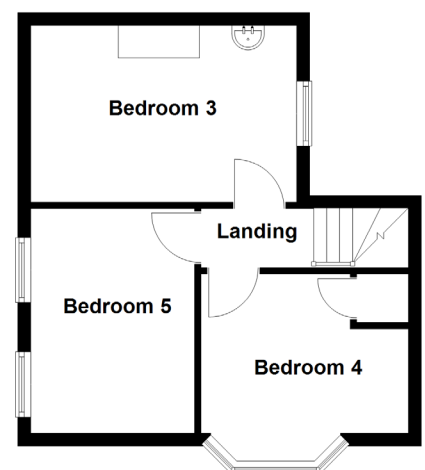
Ground Floor



First Floor



Second Floor



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