

**SOLE
AGENT**



2 Round Chimney Cottages

Round Chimney, St. Sampson's, Guernsey, GY2 4NX

 x2  x1 **PERRYS 11E3 TRP TBC**

- Terraced cottage
- Quiet St. Sampsons lane
- 2 reception rooms, 2 bedrooms
- Sunny rear garden
- Development opportunity

£385,000

LOCAL MARKET

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About 2 Round Chimney Cottages

No 2, Round Chimney Cottages is a terraced cottage requiring full renovation. Located in a quiet, yet convenient St. Sampsons location, the accommodation currently comprises two living areas downstairs whilst upstairs are two double bedrooms. Currently, at the rear, is a single block kitchen and bathroom extension. To the rear is a west facing garden whose boundaries would need to be reset as part of the transaction (at owner's cost). Available immediately with no onward chain.

ACCOMMODATION COMPRISING

Entrance Hall

21'8" x 4'10" (6.6m x 1.47m)
Partially frosted glazed door to front.
Original wooden flooring. Understairs storage.

Sitting Room

13'1" x 11'6" (4m x 3.5m)
Two open alcoves. Window to the front.

Dining Room

13'1" x 10'6" (4m x 3.2m)
Two Guernsey cupboards. Partially frosted window to rear.

Kitchen

8'2" x 8'2" (2.5m x 2.5m)
Linoleum flooring. Stainless steel sink.
Frosted window to side.

Rear Lobby

9'10" x 2'7" (3m x 0.79m)
Door to rear.

Bathroom

8'2" x 5'7" (2.5m x 1.7m)
Three piece suite of bath, wash hand basin and W.C. Frosted window to side and frosted window to rear

Appliances

Indesit washing machine, LEC freezer.

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains services.

Construction: Traditional construction. Single glazed wooden windows. Wooden fascias and soffits.

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



FIRST FLOOR

Landing

21'4" x 4'11" (6.5m x 1.5m)

Bedroom 1

11'10" x 11'10" (3.6m x 3.6m)
Window to front.

Bedroom 2

10'6" x 10'6" (3.2m x 3.2m)
Window to rear.

OUTSIDE

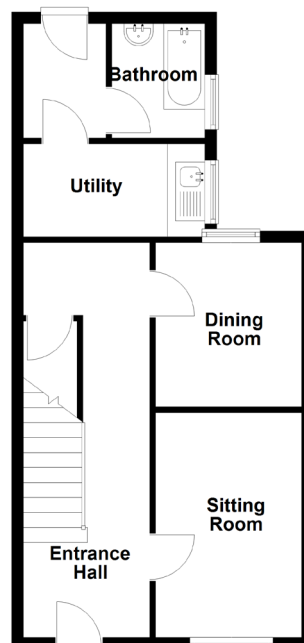
Front

The property is approached over a short pathway with a green area to one side.

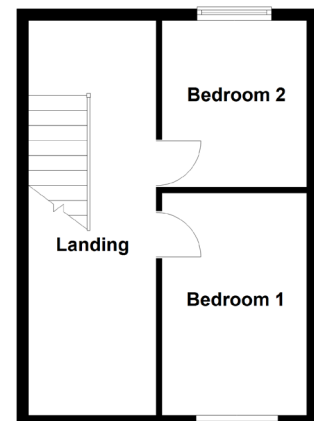
Rear

Sunny, west-facing lawned garden. As part of the Conveyance process new boundaries will need to be established (at owner's cost).

Ground Floor



First Floor



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