

SOLE
AGENT



Roshana

Les Genats Estate, Route De Carteret, Castel,
Guernsey, GY5 7YJ

 x3  x1 **PERRYS 8 C4 TRP 134**

- Detached 3 bedroom family home
- Short drive from Cobo Bay
- Needs some modernisation
- Large lounge/diner
- Low maintenance wrap around garden
- Parking for 4 vehicles

£495,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk | 01481 711766

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





About Roshana

'Roshana' is a detached three bedroom family home situated in Les Genats Estate just a short drive from Cobo Bay. In need of some modernisation, the property comprises of a large lounge/diner, kitchen and ground floor bedroom and W.C. On the first floor are two well proportioned double bedrooms and family bathroom. Completing the package is a low maintenance wrap around garden and parking for four vehicles.

ACCOMMODATION COMPRISING

Entrance Porch

5'11" x 3'3" (1.8m x 1m)

Entrance Hall

13'9" x 9'2" (4.2m x 2.8m)

Laminate flooring.

Separate WC

6'11" x 2'11" (2.1m x 0.9m)

Fitted with a two piece suite of wash hand basin with storage below and W.C. Frosted window with aspect to the side.

Bedroom 3

10'10" x 8'6" (3.3m x 2.6m)

Large window providing aspect over the rear garden.

Lounge / Diner

13'11" max x 8'6" (4.24m max x 2.6m)

Large window providing aspect over the front and window providing aspect over the rear garden. Chimney breast with free standing electric fire.

Kitchen

11'2" x 8'6" (3.4m x 2.6m)

Fitted with a range of wall and base units incorporating 1½ bowl sink and drainer. window giving aspect over the garden.

FIRST FLOOR

Landing

4'3" x 2'11" (1.3m x 0.9m)

Bedroom 2

15'5" x 8'6" (4.7m x 2.6m)

Built-in wardrobes. Window providing aspect to the side.

Bedroom 1

14'9" x 13'1" (4.5m x 4m)

Built-in wardrobes. Large window providing aspect over the side.

Bathroom

8'2" x 6'11" (2.5m x 2.1m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Frosted window providing aspect to the rear.

OUTSIDE

Front

There is a fore garden laid to lawn and a pathway leading to...

Rear

There is a wrap-around garden laid to lawn and patio. There are two small sheds and one large shed. A patio leads down the side of the property with a gate giving access to the front garden.

Appliances

Hotpoint fridge/freezer, Indesit washing machine, AEG hob, Whirlpool extractor fan, integrated Hotpoint oven and grill, Hotpoint tumble dryer.

TRP: 134

Viewing: BY APPOINTMENT

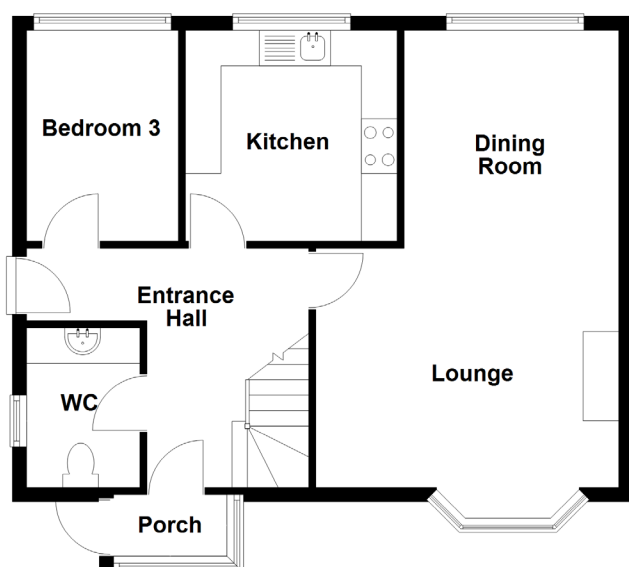
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

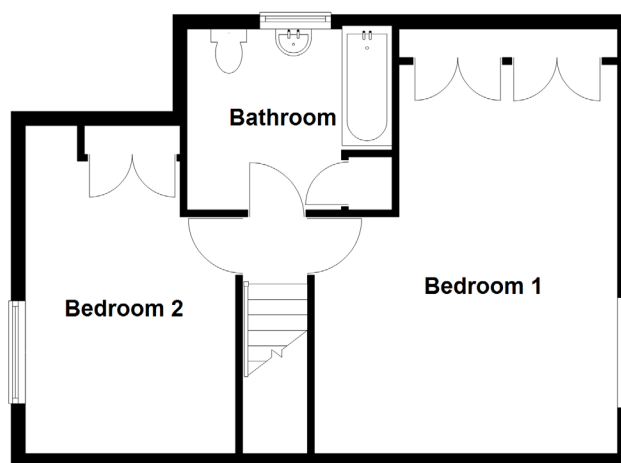
Construction: Single Block construction.

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

Ground Floor



First Floor



swoffers



sales@swoffers.co.uk | 01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.