

Rothbury

Brock Road, St Peter Port, GY1 1RB

£3,200PM | OPEN MARKET | SOLE AGENT



swoffers



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



Three to four-bedroom townhouse
Two reception rooms
Smart, spacious kitchen and utility rooms
Five-minute walk from town centre
Parking and walled-in rear garden
Convenient location for park and leisure centre
Available late May 2024





About Rothbury

This smart three to four-bedroom house is located just a five-minute walk from the town centre. The property offers two good reception rooms and the kitchen and utility rooms are fitted with a high-quality range of cream gloss units and granite work surfaces. In recent years, a new fully tiled shower room has been fitted and the property has been recarpeted. The house has also been redecorated inside and out and has new curtains to the lounge. Enclosed garden and parking. Available late May 2024. Suit small family. Pets considered on a case-by-case basis. One sales viewing per month must be permitted throughout the Term. The Term will be honoured in the event of a sale.

ACCOMMODATION COMPRISING

Entrance Hall

26'11" x 5'10" (8.2m x 1.78m)

Sitting Room

15'10" x 12'7" (4.83m x 3.84m)

Dining Room

12'7" x 3.57 (3.84m x 3.57)

Glazed Rear Porch

7'4" x 4'2" (2.24m x 1.27m)

Separate wc

5'6" x 2'4" (1.68m x 0.7m)

Kitchen

11'9" x 9' (3.58m x 2.74m)

Utility Room

9'2" x 7'11" (2.8m x 2.41m)

FIRST FLOOR

Rear Landing

5'9" x 3'6" (1.75m x 1.07m)

Bedroom 3

10'9" x 5'11" (3.28m x 1.8m)

Bathroom

8'2" x 5'11" (2.5m x 1.8m)

Front Landing

12'8" x 5'8" (3.86m x 1.73m)

Bedroom 2

12'7" x 11'10" (3.84m x 3.6m)

Bedroom 1

15'10" x 4.01 (4.83m x 4.01)

Bedroom 4/Study

9'5" x 5'9" (2.87m x 1.75m)

Outside

Gravelled fore garden. To the rear of the property there is an attractive decked garden walled in on two sides with fencing to the rear. Parking for one car.

Services

Mains electricity, water and drainage. Gas central heating.

Appliances

Five ring gas hob with extractor over, double oven, warming drawer, dishwasher and American style fridge/freezer.

Available

Available late May 2024.

Term

One year minimum.

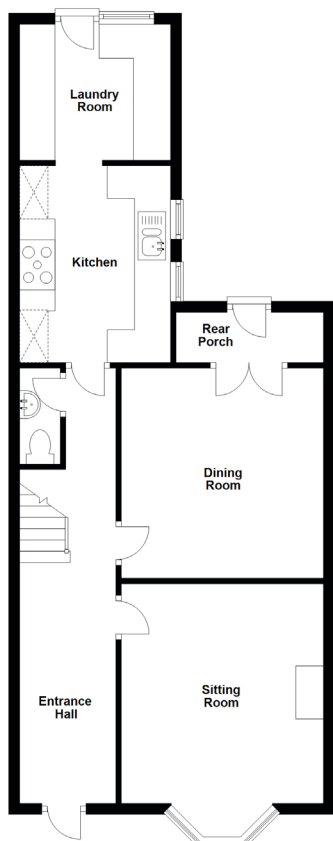
Rent

£38,400 per annum.

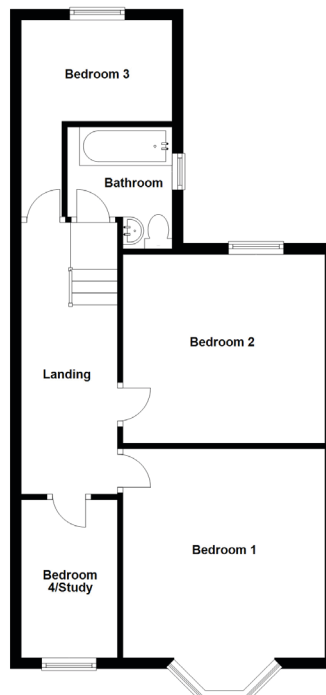
Deposit

£9,600.

Ground Floor



First Floor



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