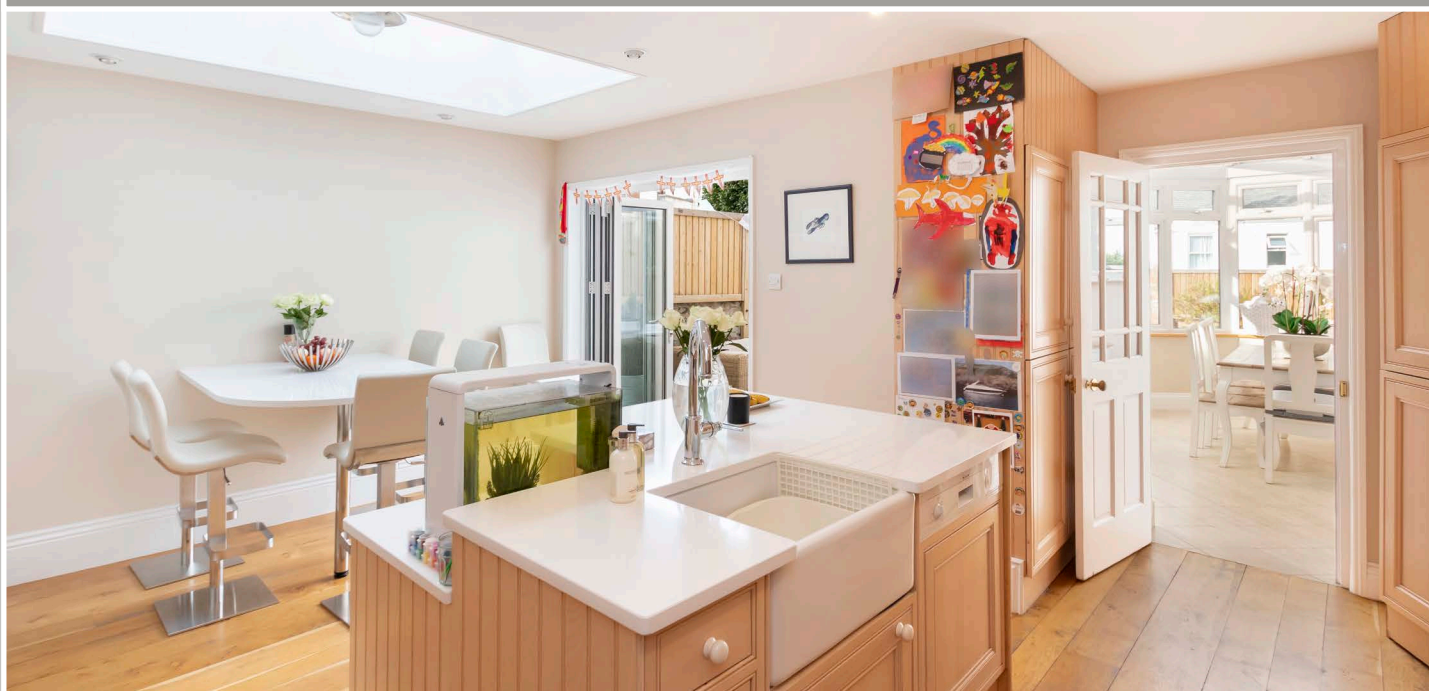


## Burwood

Brock Road, St. Peter Port, Guernsey, GY1 1RB

£1,250,000 - Open Market



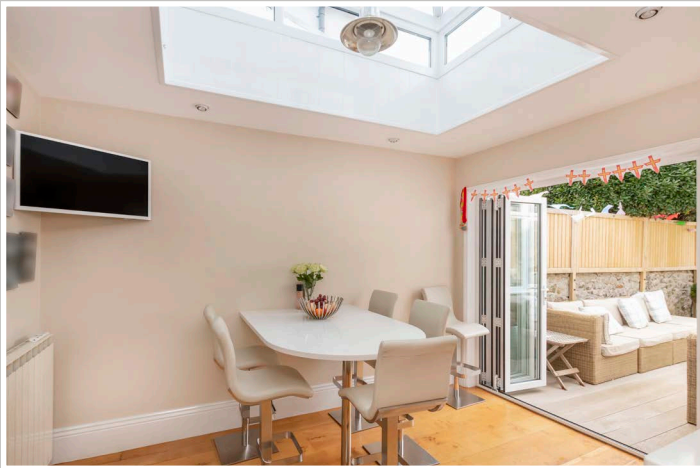
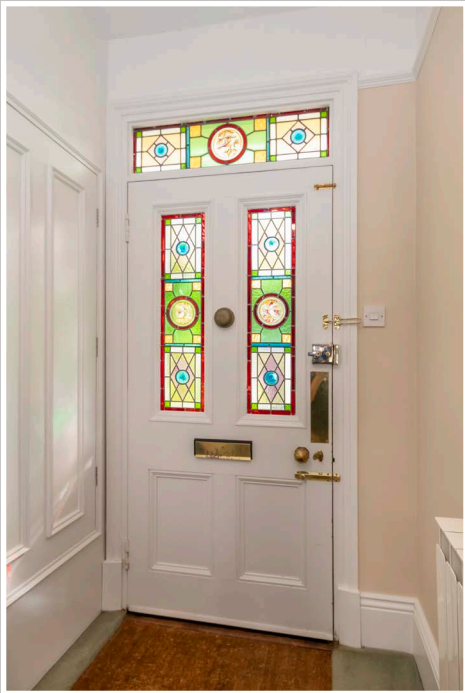
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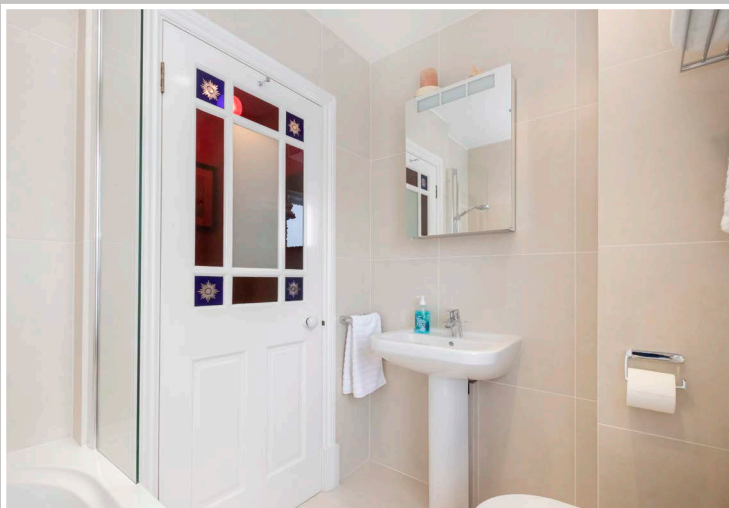




Mid-terrace town house  
Walking distance to St Peter Port and Candie Gardens  
Renovated and extended by current owners  
Five bedrooms, three showers/bathrooms  
Kitchen/breakfast room  
Three reception rooms  
Parking and West facing garden











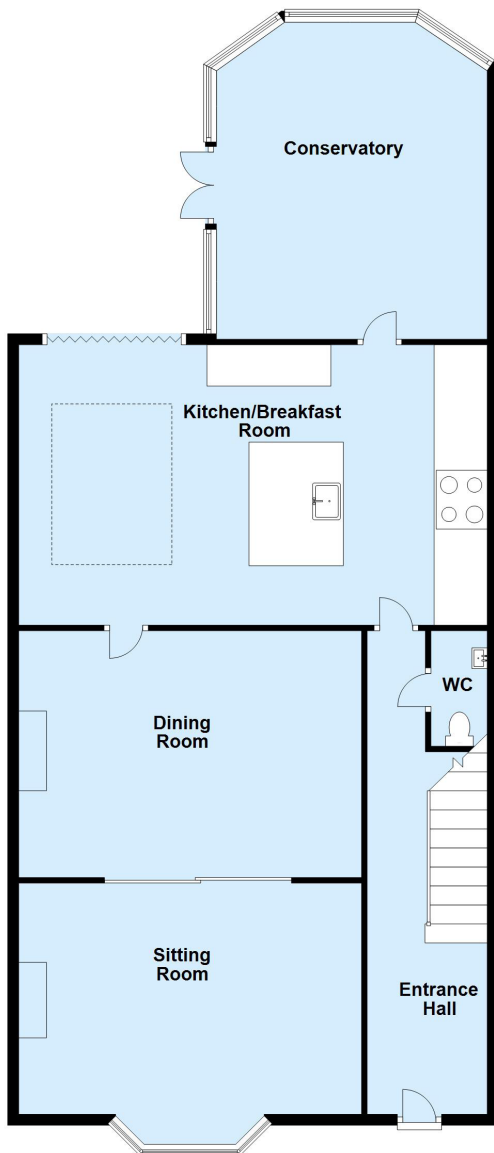




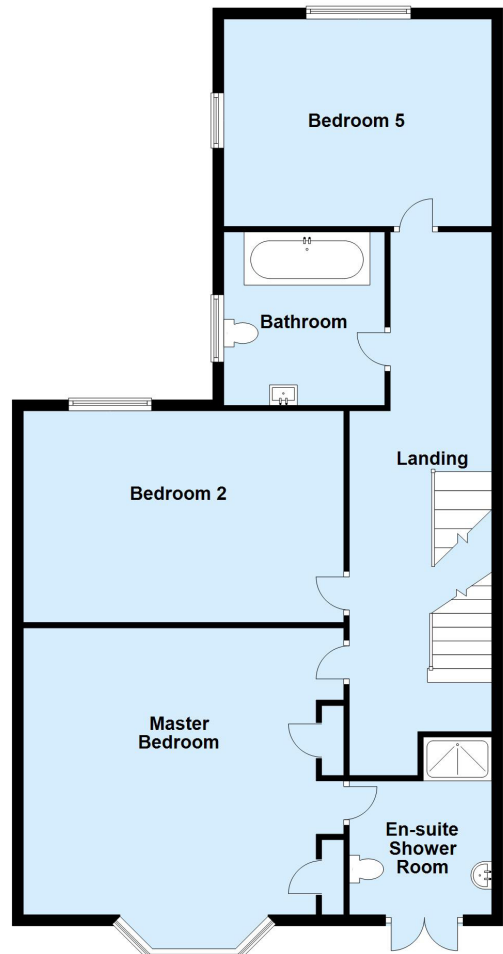




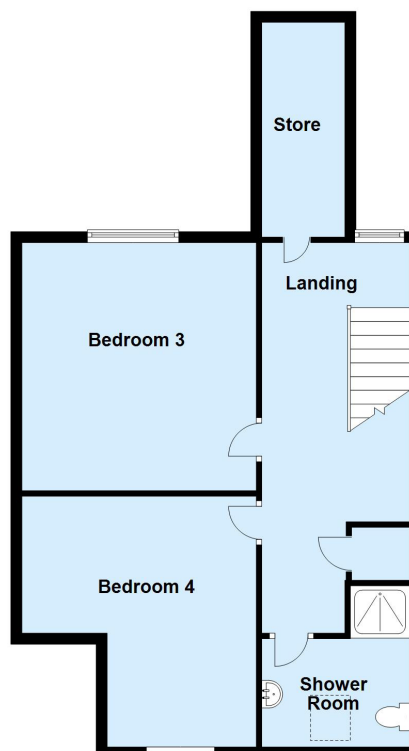
**Ground Floor**



**First Floor**



**Second Floor**



## About Burwood

This charming mid terraced Victorian Town House packed with original features is located within easy walking distance of the Town Centre amenities. The deceptively spacious property offers up to five bedrooms, two shower rooms (1 ensuite) and a family bathroom. At the rear of the house, which is west facing, there is a newly laid composite decked seating area and low maintenance paved patio garden with parking beyond. 'Burwood' is a super house, renovated and extended to a high standard and adaptable to family or professionals alike.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

24'11" x 6' (7.6m x 1.83m)

Stained glassed door to front. Original staircase to the first floor. Doors to...

##### Separate WC

3'10" x 4'6" (1.17m x 1.37m)

Fitted with a two piece suite.

##### Sitting Room

13'3" x 16'4" (4.04m x 4.98m)

A bright and airy room featuring original fireplace, large bay window and original sliding doors which lead to...

##### Dining Room

12'6" x 10'7" (3.8m x 3.23m)

Original fireplace. Door to...

##### Kitchen/Breakfast Room

17'8" x 11'11" (5.38m x 3.63m)

The kitchen is fitted with a range of medium wood wall and base units. Central island housing Belfast sink.

##### Conservatory

14'4" x 8'11" (4.37m x 2.72m)

Doors giving access to the rear garden.

##### Half Landing

3'4" x 4' (1.02m x 1.22m)

##### Bedroom 5

9' x 8'11" (2.74m x 2.72m)

##### Bathroom

6'10" x 5'2" (2.08m x 1.57m)

Fitted with a three piece suite comprising basin, WC and bath with shower over. Fully tiled.

#### FIRST FLOOR

##### Landing

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

##### Master Bedroom

16'2" (4.93) into bay window x 11'1" (3.38)

##### Ensuite Shower Room

8'11" x 5'5" (2.72m x 1.65m)

Fitted with a three piece suite consisting of shower, WC and basin.

##### Bedroom 2

12'9" x 10'7" (3.89m x 3.23m)

#### SECOND FLOOR

##### Landing

6'11" x 3'2" (2.1m x 0.97m)

##### Bedroom 3

13' x 10' (3.96m x 3.05m)

##### Bedroom 4

13' (3.96) x 17'1" (5.2) & 7'11" (2.41) min into eaves

##### Shower Room

8'1" x 5'7" (2.46m x 1.7m)

Fitted with a three piece suite consisting of shower, basin and WC.

#### OUTSIDE

##### Front

The house is approached from the road by a Victorian tiled pathway with gravelled area to the side, enclosed by a low height wall with original black cast iron railings.

##### Rear

A newly laid composite decked seating area accessed from the kitchen and conservatory with steps down to an attractive natural stone paved patio garden. This west facing and low maintenance garden, which is ideal for those alfresco evenings, is enclosed by pretty red brick walls with a wooden gate giving access to a parking space.

##### Appliances

Neff appliances include a four ring halogen electric hob, integrated microwave, an integrated double oven, integrated dishwasher, Frenzi integrated fridge/freezer, hotpoint washer/dryer.

**Viewing:** By appointment.

**Possession:** By arrangement.

**Services:** All mains. Full gas fired central heating.

**Price includes:** Carpets, curtains, blinds. All light fittings except those in the Breakfast Room and Conservatory.

**Perry's:** TOWN 2 G5



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