

SOLE
AGENT



Casa Felice

8 La Hougue St. Clair, St Clair Hill, St Sampson's, GY2 4DT

🛏 x3 🚿 x1 PERRYS 10 C4 TRP 75

- Well presented three bedroom house
- Spacious master bedroom
- Bespoke built in wardrobes
- Lovely low maintenance garden
- Bright dual aspect lounge
- Allocated parking for three cars

£495,000

LOCAL MARKET

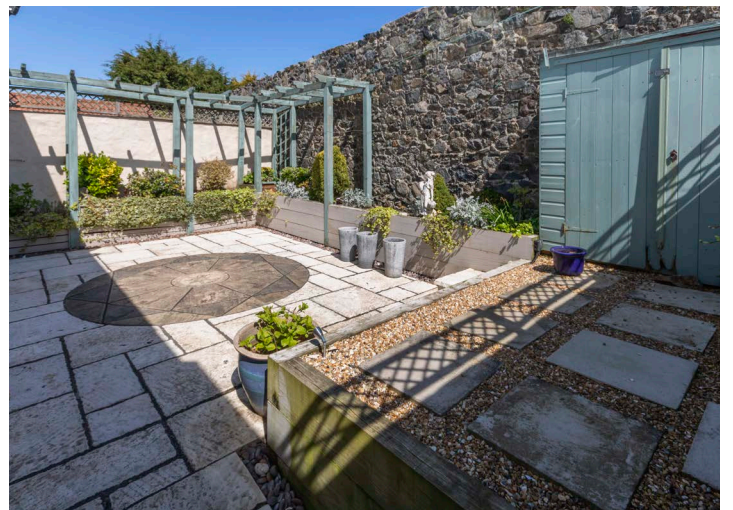
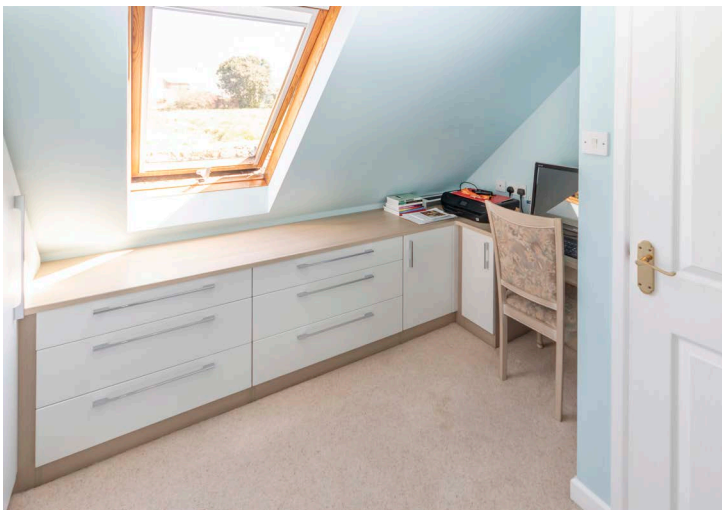
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Casa Felice

This well presented three bedroom linked terrace house is in excellent condition throughout. Downstairs the property consists of a dual aspect lounge with doors opening onto the garden. Upstairs there are three well proportioned bedrooms. The vendors have also recently fitted lovely bespoke built wardrobes in the third bedroom and drawers in the second bedroom. Externally there is a well landscaped low maintenance garden to the rear, with side access leading to the frontage. To the front there is allocated parking for three cars.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

11'10" x 4'2" (3.6m x 1.27m)

Wooden flooring. Understairs cupboard containing the electrics.

Bathroom

8' x 5'3" (2.44m x 1.6m)

Tiled floor and walls. Frosted window providing aspect to front. Fitted with a three piece suite of bath, wc and wash hand basin with under basin storage.

Lounge / Diner

17'11" x 12'6" (5.46m x 3.8m)

Wooden flooring. Two windows providing aspect over the front and sliding French doors providing access to the patio garden.

Kitchen

10'10" x 9'3" (3.3m x 2.82m)

Fitted with a range of wood effect wall and base units. Tiled flooring. Gas boiler. Window providing aspect over the rear.

FIRST FLOOR

Landing

Large under eaves storage cupboard.

Bedroom 1

17'9" x 9'2" (5.4m x 2.8m)

Large Velux window to front and rear with aspect to the front and rear.

Study

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

Fitted with a range of built-in wardrobes. Velux window providing aspect to the rear.

Bedroom 2

10'9" x 8'10" (3.28m x 2.7m)

Velux window providing aspect to the front of the property. Storage as fitted.

OUTSIDE

Front

Paved driveway providing parking for three vehicles.

Rear

Patio garden with a raised paved area, raised flowerbeds a garden shed. The garden is bounded by a variety of high walls.

Side

Gate access and convenient for bin storage.

Appliances

Hotpoint washing machine, Creta tumble dryer, Hotpoint integrated oven, four ring hob, extractor fan, integrated fridge/freezer.

TRP: 75

Viewing: BY APPOINTMENT

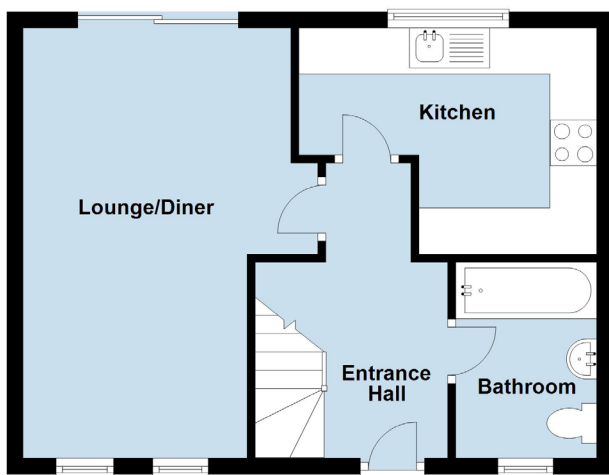
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

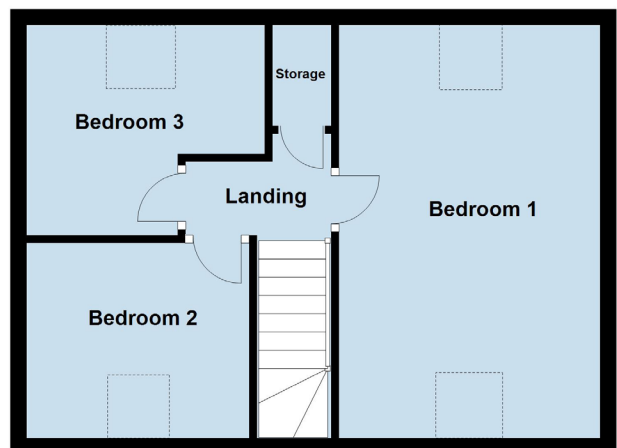
Construction: Cavity construction.

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

Ground Floor



First Floor



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