

Rothbury

Brock Road, St Peter Port, GY1 1RB

£800,000 | OPEN MARKET



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01481 711766

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

New shower room and carpets fitted

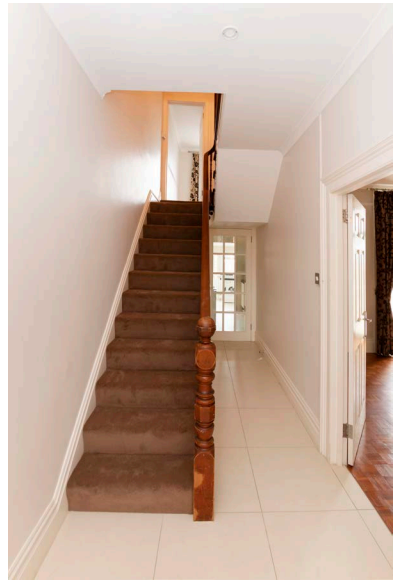
Beautifully presented throughout

Five-minute walk from town centre

Parking and walled-in rear garden

Convenient location for park and leisure centre





About Rothbury

This smart three to four-bedroom house is located just a five-minute walk from the town centre. Renovated throughout, 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. A new fully tiled shower room has been fitted and the property has been recarpeted. The house has also been newly redecorated inside and out and has new curtains to the lounge. Enclosed garden and parking.

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.

Appliances

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

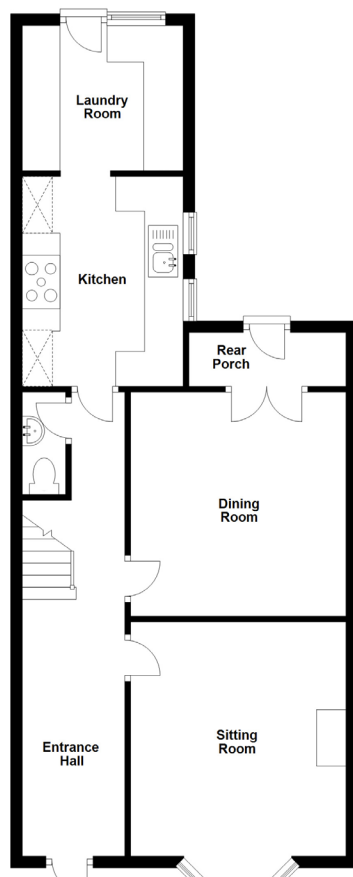
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

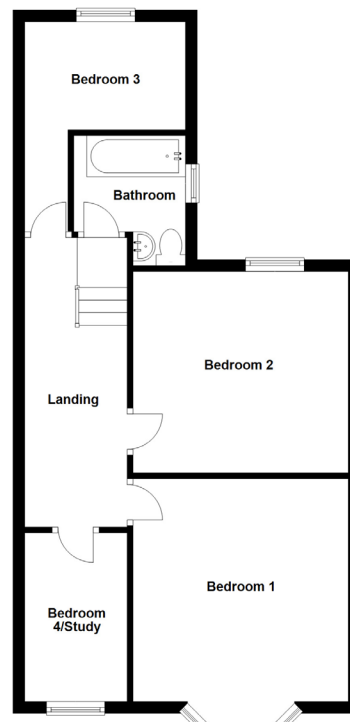
Services: Mains electricity, water and drainage. Gas central heating.

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

Ground Floor



First Floor



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