

CHEZ ANDRE

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

1,672

SQ FT

£3,200 LOCAL MARKET, ST. PETER PORT

Chez Andre is a newly built detached property tucked away in a quiet clos on the outskirts of St. Peter Port. The accommodation on the ground floor comprises double bedroom, shower room, utility room and open plan kitchen/sitting/dining room with sliding doors leading out onto a patio and beautifully lawned garden. The first floor offers primary bedroom with fitted wardrobes and en-suite shower room, one large double bedroom, a modern family bathroom and further single bedroom. Externally there is parking for two vehicles and a single garage. Available mid February for a long term rent on an unfurnished basis. Children welcome, pets by negotiation, no smokers.



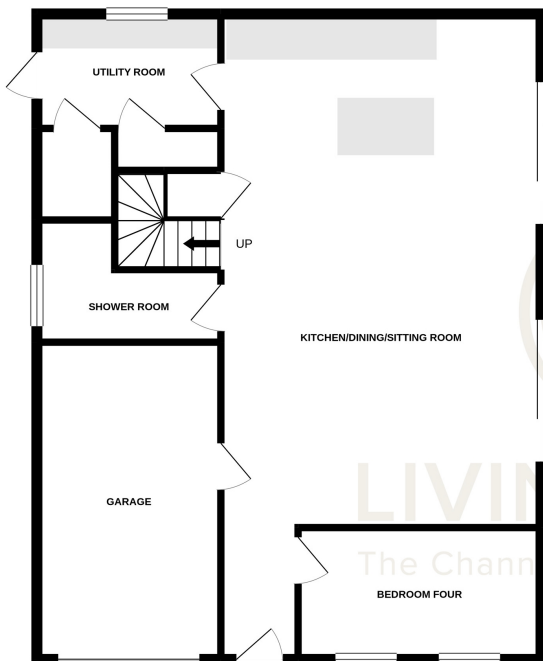
LIVINGROOM

The Channel Island Estate Agent

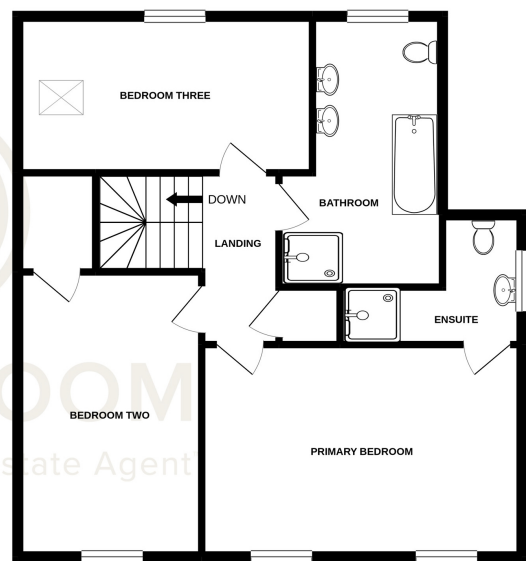




GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Kitchen/dining/sitting room	34'7 x 17'2
Bedroom four	13'0 x 7'1
Utility room	9'10 x 6'7
Shower room	9'10 x 6'7
Garage	17'0 x 9'10

FIRST FLOOR

Primary bedroom	17'2 x 11'10
En-suite shower room	9'9 x 6'11
Bedroom two	15'3 x 9'8
Dressing room	4'11 x 3'7
Bedroom three	14'1 x 7'9

KEY FACTS

Available mid February
Long term let
Convenient but quiet town location

Spacious accommodation
Garage

SERVICES

Mains Service

DRAINAGE

Mains drainage

HEATING

Oil central heating, underfloor on ground floor and bathrooms

APPLIANCES

Zanussi oven
Zanussi hob
Elica extractor fan
Smeg fridge freezer
Zanussi integrated microwave
Zanussi dishwasher

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Vauvert Primary
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,200



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