

SEREN HOUSE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

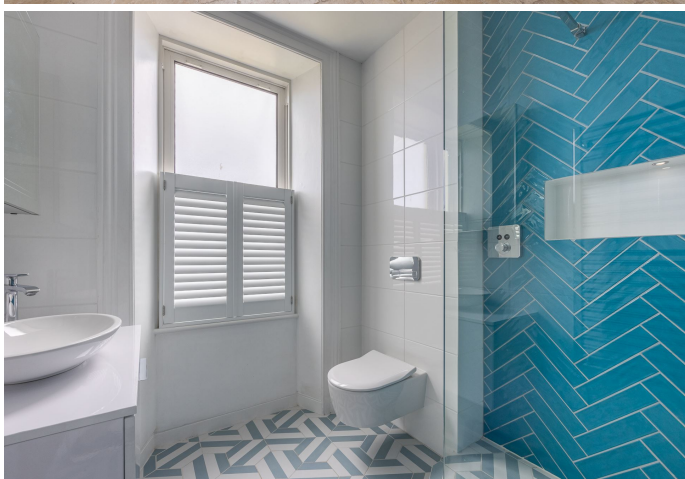
£3,000 LOCAL MARKET, ST. PETER PORT

Seren House is a detached townhouse located in the parish of St. Peter Port. It enjoys a prime location within easy walking distance of various shops, amenities, and nearby restaurants. The property provides spacious living quarters, comprising an entrance hallway, a drawing room with a bay window and fireplace, sitting room, a modern galley-style kitchen equipped with all necessary appliances opening to a conservatory that provides access to the garden. First floor accommodates two double bedrooms and a family bathroom and on the top floor you will find the master bedroom featuring an en-suite shower room. The property offers two parking spaces, with an enclosed, south facing garden at the rear. Children and one dog welcome, strictly no smokers. Available immediately.

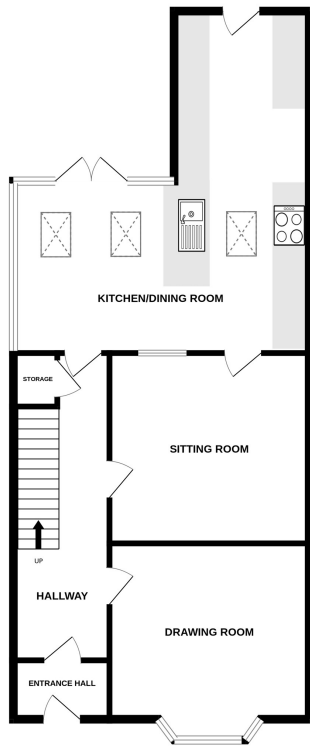


LIVINGROOM

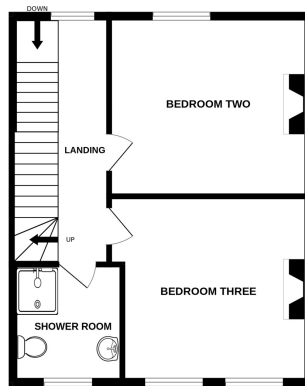
The Channel Island Estate Agent



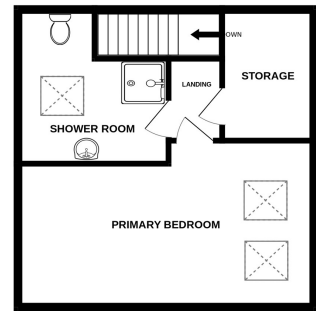
GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.2 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.
Made with Metropix ©2023

GROUND FLOOR

Entrance Hall	4'0 x 6'7
Hallway	2'10 x 6'7
Drawing Room	13'5 x 13'7
Sitting Room	13'0 x 13'7
Kitchen/Dining Room	23'4 x 20'2

FIRST FLOOR

Landing	16'11 x 6'7
Bedroom Two	12'4 x 13'7
Bedroom Three	12'8 x 13'7
Shower Room	8'0 x 7'5

SECOND FLOOR

Landing	5'7 x 3'8
Storage	8'11 x 6'3
Primary Bedroom	11'4 x 20'2
Shower Room	10'6 x 10'3

KEY FACTS

Detached townhouse situated in St. Peter Port
 Parking for two vehicles
 Available immediately
 Enclosed South-facing garden

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric central heating

APPLIANCES

Electric oven
 Induction hob
 Extractor unit
 Kuppertsbusch microwave
 Kuppertsbusch dishwasher
 Kuppertsbusch fridge/freezer
 Hotpoint washer/dryer

INCLUSIONS

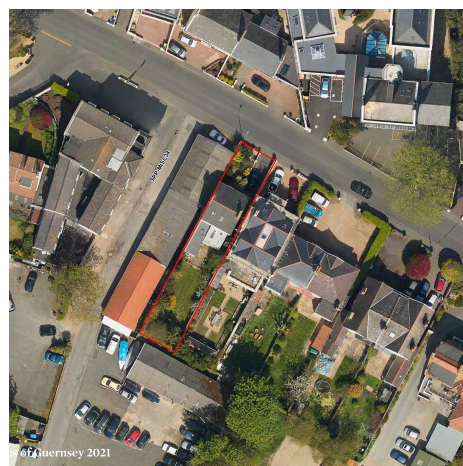
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Amherst 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.

£3,000



LIVINGROOM
 The Channel Island Estate Agent