

£685,000



Les Berries, 2 Les Douze Maisons, Collings Road, St Peter Port

Perry's guide reference: 2 A4



- Newly Renovated 3 Bed Family Home
- Located Within Small Residential Clos
- Within Close Proximity To Local Amenities
- Stylish Accommodation With Open Plan Living
- Enclosed Rear Garden, Parking & Garage
- TRP 126

Description

A newly renovated semi-detached home, situated in a popular residential clos within walking distance to local amenities with the added benefit of a garage and plenty of parking.

The stylish accommodation comprises a spacious lounge/diner featuring large windows providing an abundance of natural light, in addition to a fully fitted kitchen complete with a larder cupboard, and understairs storage on the ground floor. The first floor offers two generous sized double bedrooms, a single bedroom and family bathroom.

Externally, there is an enclosed rear garden which is mainly laid to lawn with a corner patio ideal for alfresco dining. Parking for three cars to the front of the property together with a garage and additional parking space completes this fabulous family home.

Quick viewing highly recommended by Mawson Collins Limited.













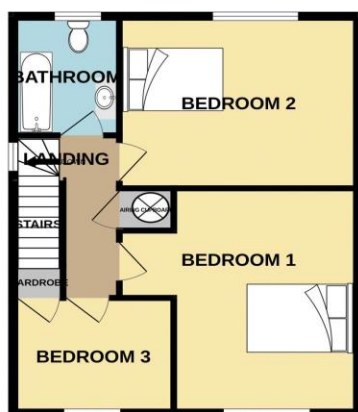








1ST FLOOR



Appliances

To include the fitting flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

AEG electric oven

AEG combination microwave oven

AEG Induction hob

Roros Hetta extractor fan

Integrated AEG fridge/freezer

Integrated AEG dishwasher

AEG washing machine (in shed/laundry)

Room Measurements

GROUND FLOOR

| | |
|----------------------|----------------------------------|
| Entrance Hall | 15' 4" x 6' 3" (4.67m x 1.90m) |
| Under Stair Cupboard | 3' 6" x 3' 1" (1.06m x 0.94m) |
| Lounge Area | 13' 5" x 12' 10" (4.09m x 3.90m) |
| Dining Area | 14' 0" x 10' 7" (4.26m x 3.23m) |
| Cupboard | 2' 10" x 2' 4" (0.86m x 0.71m) |
| Kitchen | 10' 9" x 9' 5" (3.28m x 2.88m) |
| Larder Cupboard | 3' 4" x 3' 1" (1.01m x 0.94m) |

FIRST FLOOR

| | |
|-------------------|----------------------------------|
| Landing | 10' 2" x 5' 11" (3.09m x 1.80m) |
| Bathroom | 7' 9" x 5' 9" (2.36m x 1.74m) |
| Bedroom 2 | 13' 11" x 11' 4" (4.25m x 3.45m) |
| Airing Cupboard | 3' 10" x 3' 2" (1.18m x 0.97m) |
| Bedroom 1 | 15' 5" x 10' 10" (4.69m x 3.31m) |
| Bedroom 3 | 9' 8" x 7' 7" (2.95m x 2.30m) |
| Built In Wardrobe | 2' 6" x 2' 4" (0.77m x 0.71m) |

EXTERIOR

| | |
|--------------|---------------------------------|
| Shed/Laundry | 5' 10" x 3' 8" (1.77m x 1.11m) |
| Garage | 15' 3" x 8' 11" (4.66m x 2.71m) |



Possession

By arrangement.

Services

Mains water, electricity and drainage.
Electric heating. uPVC double glazing.

The property is of cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.