

£850,000



## No. 37 Mount Row, St Peter Port

Perry's guide reference: 4 B11





- Superb Period Town House
- Offering Up To 4 Beds, 2 Baths
- Accommodation Set Over 4 Floors
- Enclosed Walled Rear Garden
- Parking For Two Vehicles To Front
- TRP 200

A superb Listed town house, located in the sought after location of Mount Row and within walking distance to the town centre. With spacious rooms and high ceilings, the property offers excellent accommodation with three reception rooms and also the added benefit of parking.

In excellent order throughout, the accommodation is set over four floors and comprises a lounge, snug and utility room on the ground floor, with a kitchen, dining room and W.C. on the lower ground floor. Two large double bedrooms and a smart bathroom occupy the first floor together with a further two double bedrooms (which can also be utilised as one large primary bedroom suite) and a bathroom on the second floor.

Externally, the property enjoys an enclosed walled rear garden bound by mature shrubs and laid to a combination of patio and lawn. The property also has lapsed planning permission to build a large conservatory/sun room to the rear, providing addition reception space.

An excellent family home in a convenient central location. Quick viewing highly recommended by Mawson Collins Limited.

















































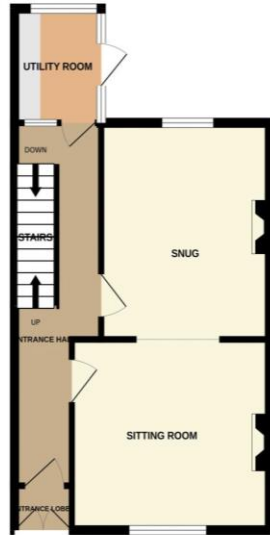




LOWER GROUND FLOOR



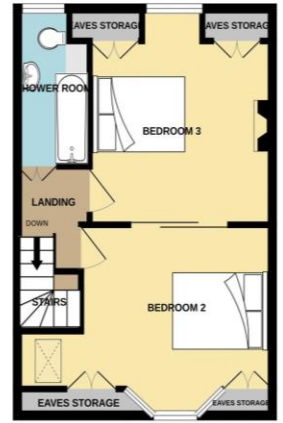
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Inclusions

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

Appliances include:

Ceran induction hob

Extractor fan

Bosch oven Bosch multi-oven

Integrated Bosch dishwasher

Integrated fridge

Ice King chest freezer

### Room Measurements

#### GROUND FLOOR

Entrance Lobby	4' 7" x 3' 0" (1.4m x 0.91m)
Entrance Hall	20' 1" x 6' 3" (6.12m x 1.9m)
Utility Room	10' 2" x 6' 9" (3.1m x 2.06m)
Lounge/Snug	27' 11" x 10' 10" (8.5m x 3.3m)

#### FIRST FLOOR

Landing	18' 1" x 6' 6" (5.5m x 1.98m)
Bathroom 1	9' 4" x 6' 5" (2.84m x 1.96m)
Bedroom 1	14' 1" x 11' 5" (4.3m x 3.48m)
Bedroom 2	13' 7" x 13' 2" (4.14m x 4.01m)
Dressing Room	5' 5" x 5' 3" (1.65m x 1.6m)

#### SECOND FLOOR

Bathroom 2	12' 4" x 4' 8" (3.76m x 1.42m)
Bedroom 3	13' 0" x 11' 4" (3.96m x 3.45m)
Bedroom 4	14' 1" x 13' 1" (4.3m x 4m)

#### LOWER GROUND FLOOR

Hallway	7' 6" x 3' 5" (2.29m x 1.04m)
Separate WC	8' 0" x 2' 6" (2.44m x 0.76m)
Kitchen/Dining Room	25' 8" x 13' 2" (7.82m x 4.01m)
Airing Cupboard	6' 4" x 2' 6" (1.94m x 0.76m)





### **Possession**

By arrangement.

### **Services**

Mains water, electricity and drainage. Full electric heating. A mix of uPVC double glazed windows and wooden windows.

The property is of granite construction and is Heritage listed.

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.