

# Rose Place

Brock Road - St Sampson - GY2 4PN

Price £495,000



REF: 2078

TRP: 134



- A 2 bedroom semi detached house.
- Situated in Brock Road just a short walk from The Bridge & Delancey Park.
- Comprises kitchen/diner, lounge and small day room on the ground floor.

- 2 bedrooms, dressing room & bathroom on the first floor. Gardens and parking.
- The property is in need of renovation works making it an ideal project house.
- Perry's Guide - Page 11 E3





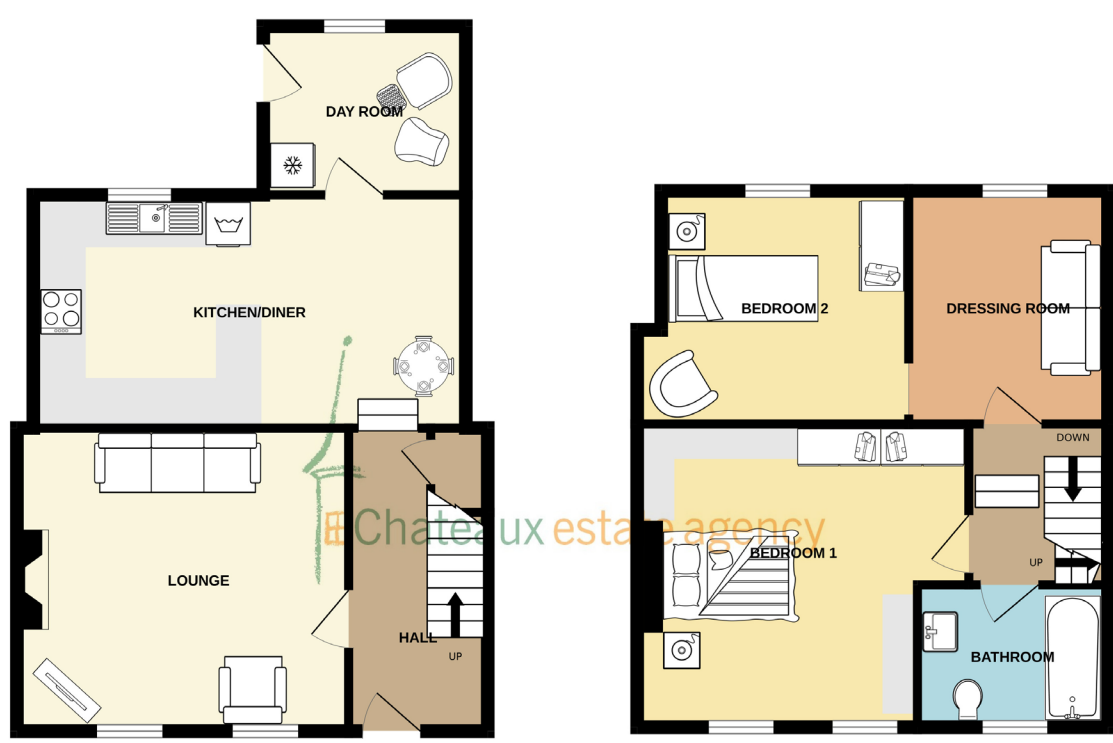












GROUND FLOOR

1ST FLOOR

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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Chateaux Estates is pleased to bring Rose Cottage to the local market as sole agents. Ideally situated only minutes walk away from the Bridge and Delancey Park. In need of a full renovation program to include the installation of central heating, double glazing and some damp proofing. This is an ideal project house for potential purchasers with a vision for what it could offer in the future, together with plenty of scope to extend the property and provide even more habitable accommodation, currently comprises entrance hall, lounge, kitchen/diner leading into the day room on the ground floor, master bedroom with built in furniture, double bedroom with dressing room and bathroom on the first floor. Externally the property benefits from an enclosed large rear garden mainly set to patio and gravel with 2 sheds and a glasshouse, while the front has a small patio garden and gravel driveway providing parking for 2/3 vehicles. To view this property call us today on 244544.

#### ENTRANCE HALL

Half glazed uPVC door to front. Cupboard housing electrics. Stairs to first floor split landing with cupboard under. Dimplex night storage heater.

#### LOUNGE 4.37m (14'4") x 3.97m (13'0")

2 windows to front. Tiled fireplace (working) Alcove with shelving and Dimplex night storage heater.

#### KITCHEN/DINER 5.66m (18'7") x 3.04m (10'0")

Fitted with a range of wooden wall and base units with laminate worktops over incorporating a stainless steel single bowl sink and double drainer unit and tiled splashbacks. Appliances are freestanding and include Hotpoint double oven with 4 ring gas hob and washing machine, Ample space for dining table. Steps up to entrance hall, door to day room. Dimplex storage heater.

#### DAYROOM 2.66m (8'9") x 2.2m (7'3")

Half glazed uPVC door to side and window to rear. Baumatic fridge/freezer. Tiled floor.

#### SPLIT LANDING TO FIRST FLOOR

Doors to bedrooms 1, 2 and bathroom. Wooden stairs up to attic which is fully floored.

#### BEDROOM 2 3.55m (11'8") Max x 3.01m (9'11")

Double bedroom with window to rear. Opening through to dressing room.

#### DRESSING ROOM 3.01m (9'11") x 2.66m (8'9")

Window to rear. Opening through to bedroom 2 and door to landing.

#### MASTER BEDROOM 3.95m (13'0") x 3.77m (12'4")

Double bedroom with 2 windows to front. Fitted with a range of bedroom furniture comprising of wardrobes, drawers and vanity units.

#### BATHROOM 2.5m (8'2") x 1.8m (5'11")

Fitted with a 3 piece suite comprising bath, wash hand basin with mirror over and w.c. Window to front.

#### EXTERIOR FRONT

Front garden mainly laid to patio with raised gravel flower bed. Gate to road and gravel driveway providing parking for 2/3 cars. Gate to rear garden.

#### REAR

Large rear garden mainly laid to patio with various flower beds filled with mature shrubs, plants and trees. 2 sheds and a glasshouse. Bound by granite walls to 3 side and gate providing access to driveway.



**SERVICES:** Electricity, Water, Mains Drainage, Mains Gas.

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Hotpoint double oven with 4 ring gas hob and washing machine.

**WHAT3WORDS:** habit.ledge.coining

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

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**Chateaux estate agency**