

# Woodbury,

Fosse Andre - St Peter Port

Guide Price £300,000



REF: 2149

TRP: 145



- Town House in need a of full renovation programme, (cash purchasers only).
- True walking distance of Town
- 2 reception rooms, kitchen, bath, WC and 3 bedrooms
- Scope to extend to rear and also roof conversion
- Garden with on street parking nearby
- Perry's ref: Page 17 E4





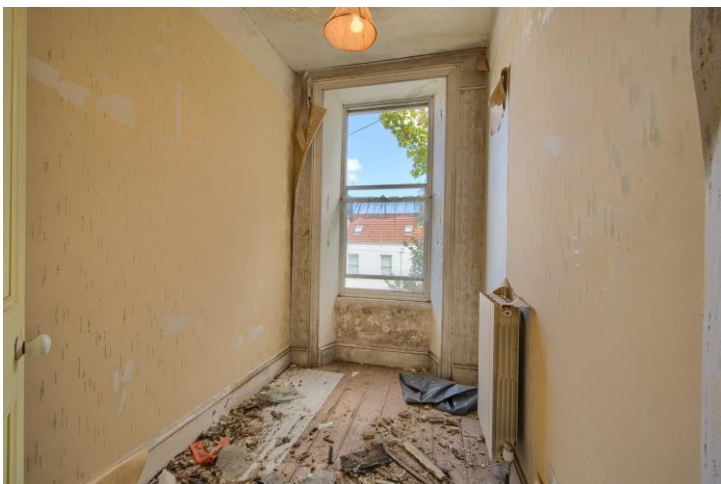








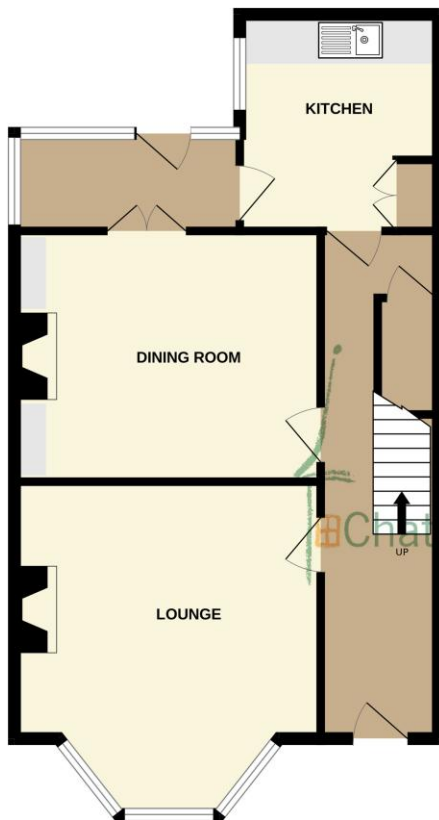












GROUND FLOOR



1ST FLOOR

Woodbury is an end of terrace traditional townhouse in need of total renovation. To the front is a pedestrian access from Fosse Andre and the property is situated on the corner with Coronation Road. A path to the rear of Woodbury provides access to the walled in garden and there is on street parking nearby. This is a real townhouse project and will appeal to those not relying on a mainstream mortgage and preferably with some building knowledge to help restore this property to its former glory.

Within true walking distance of Beau Sejour and Cambridge Park and a short stroll into Town. *Due to the condition of the property, It is essential that you only enter this property if escorted by a member of the team from Chateaux. To make your appointment to view please call us on 244544 to arrange a suitable date and time.*

**ENTRANCE HALL 7.23m (23'9") x 1.65m (5'5")**

Staircase up to the first floor with large understairs cupboard. Doors to lounge, dining room and kitchen.

**LOUNGE 4.65m (15'3") Into Bay x 4.26m (14'0")**

Splayed bay window to front with fireplace to gable. Door to hall.

**DINING ROOM 4.26m (14'0") x 3.5m (11'6")**

French doors to rear porch. Fireplace to gable, with low level cupboards either side.

**KITCHEN 3.05m (10'0") x 2.71m (8'11")**

Basic kitchen with window to side and door to porch.

**LEAN-TO PORCH 3.5m (11'6") x 1.37m (4'6")**

Lean-to porch which is half glazed and door to garden.

**FIRST FLOOR**

**HALF LANDING**

Door to WC and bathroom.

**WC 1.35m (4'5") x 0.95m (3'1")**

WC old-fashioned pan with water tank above, window to side.

**BATHROOM 2.68m (8'10") x 2.08m (6'10")**

Basic bathroom with windows to rear and side.

**MAIN LANDING 4.76m (15'7") x 1.67m (5'6")**

Door to bedrooms. Ladder access to roof space.

**BEDROOM 1 4.65m (15'3") x 4.27m (14'0")**

Double bedroom was splayed bay window to front. Fireplace to gable.

**BEDROOM 2 4.31m (14'2") x 3.5m (11'6")**

Double bedroom with window to rear fireplace with Guernsey alcove to left.

**BOX ROOM/BED 3 2.31m (7'7") x 1.68m (5'6")**

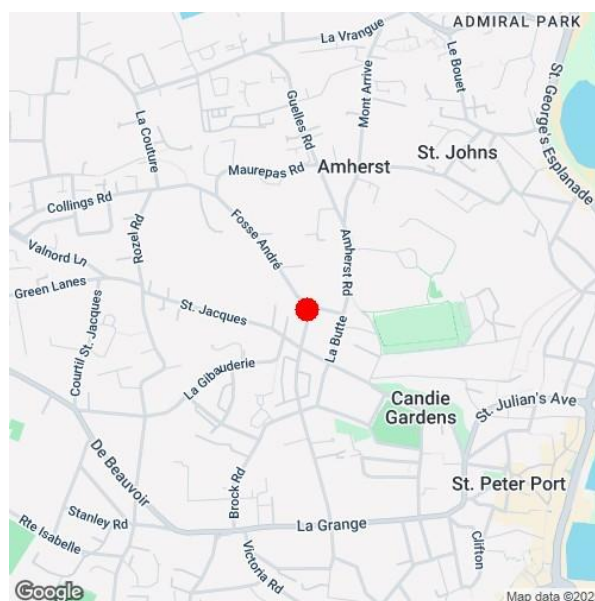
Box room or small single bedroom with window to front.

**ROOF SPACE**

Ideal space to be converted to additional habitable accommodation, (subject to the normal planning permissions).

**EXTERNAL**

There is a typical Town House front garden with access from Fosse Andre and a low wall with metal railings to front. To the side and rear a walled in garden with pedestrian access from a rear path in Coronation Road. On street parking nearby.



**SERVICES:** Electric: Mains. Gas: None, Water: Mains  
Sewerage: Mains, Telephone Supply: Unknown,  
Broadband Supply: Unknown

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

**LISTED APPLIANCES:** N/A

**WHAT3WORDS:** draw.plunder.abbreviated

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.

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