

La Maison Du Folie

8 Norman Terrace - Maurepas Road - St Peter Port

Price £440,000



REF: 2156

TRP: 96



- Situated within walking distance of Town and Beau Sejour.
- 1 double & 2 single bedrooms
- Cosy Lounge and good size Kitchen/Diner
- Enclosed rear garden
- Attic room/storage
- Perry's Guide - Page 17 F3

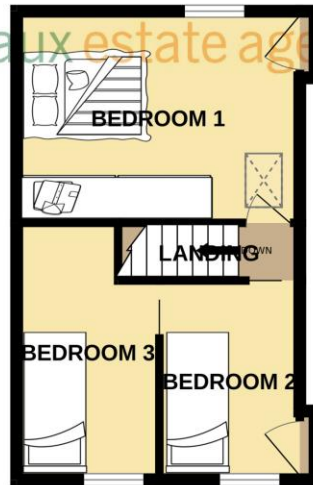




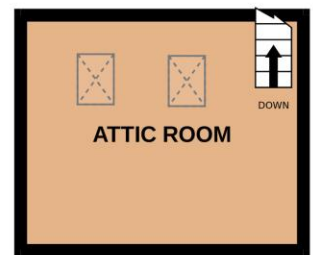




GROUND FLOOR



1ST FLOOR



ATTIC 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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This three bedroom terrace property is ideally located for those purchasers looking for a property within walking distance of Town and Beau Sejour leisure centre. The property has been well maintained by the current owners and has the added feature of a enclosed rear garden ideal for entertaining in the shoulder months together with a large storage shed. Internally the property offers a cosy lounge, fully equipped kitchen/diner, family bathroom on the ground floor and a double bedroom and 2 walk through single bedrooms on the first floor. In addition there is a pull down wooden loft ladder providing access to a loft room which has 2 Velux roof windows to the rear for the occasional use or great storage facility. Altogether this is a lovely property and would be perfect for the first time buyer or investors looking for a low maintenance home in a convenient location. To view please contact Chateaux on 244544.

LOUNGE 3.96m (13'0") x 3.59m (11'9")

Window and door to front. Arched alcoves either side of bookcase, staircase to 1st floor that's open underneath for TV. Door to kitchen/diner.

KITCHEN/DINER 3.96m (13'0") x 2.95m (9'8")

Range of fully fitted kitchen units with Hotpoint washing machine, Neff slimline dishwasher, New World freestanding gas oven, Neff extract hood and integrated fridge/freezer. Valiant gas boiler, window to rear, door lobby and area for dining table. Radiator.

LOBBY 1.9m (6'3") x 0.82m (2'8")

With door to bathroom and to external garden. Area for coat hanging and shoes.

BATHROOM 2.1m (6'11") x 1.72m (5'8")

Fully tiled bathroom, bath with shower over together with sides screen, wash hand basin and WC. Window to side & ladder style radiator.

FIRST FLOOR LANDING 0.9m (2'11") x 0.87m (2'10")

With doors to bedrooms 1 & 2. Access to bedroom 3 via bedroom 2.

BEDROOM 1 3.9m (12'10") x 2.93m (9'7")

Double bedroom with window to rear, full run of wardrobes with sliding doors. Alcove cupboard. Radiator. Pull down loft ladder to large attic room.

BEDROOM 2 2.91m (9'7") x 1.9m (6'3")

A single bedroom with window to front. Alcove cupboard. Radiator. Sliding door through to bedroom 3.

BEDROOM 3 3.7m (12'2") Max x 1.9m (6'3")

A single bedroom with window to front. Radiator. Sliding door through to bedroom 2.

ATTIC ROOM 3.75m (12'4") x 3.3m (10'10") Into Eaves

Served by folding timber ladder. Room finished and decorated together with light and power and two Velux roof windows to rear.

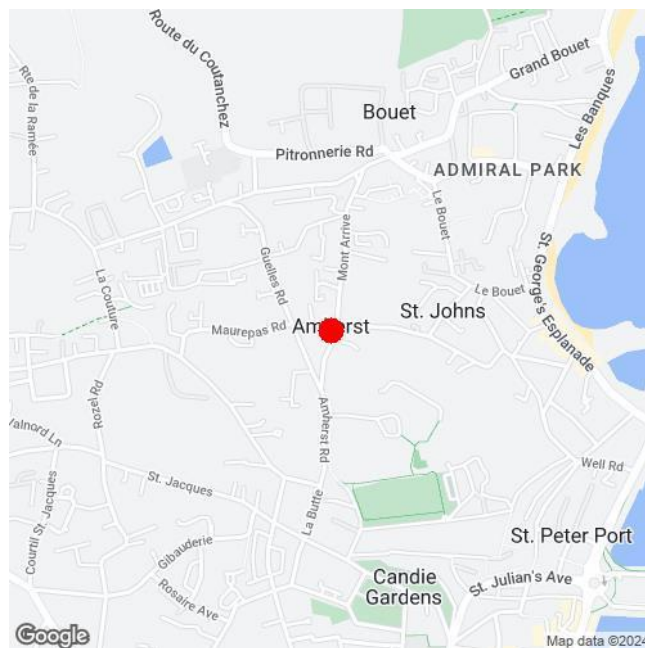
EXTERNAL

FRONT

Formal front garden with access to terrace houses either side.

REAR

Lower patio level with storage shed and steps up to higher patio. Area split into two parts with resin shed with double doors and Pergola style enclosed patio with established Cherry, Fig and Pear trees, ideal for sitting out in the evening. Gate with pedestrian path leading out to the road and space for scooter.



SERVICES: Electric Supply Type: Mains Supply, Gas Supply Type: Mains Supply, Water Supply Type: Mains Supply, Sewerage Supply Type: Mains Supply, Telephone Supply Type: Landline, Broadband Supply Type: Unknown

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

LISTED APPLIANCES: Hotpoint washing machine, Neff slimline dishwasher, New World freestanding gas oven, Neff extract hood and integrated fridge/freezer.

WHAT3WORDS: reclusive.audacious.unpaged

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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