

4 Lower Vauvert

St Peter Port - GY1 1LZ -

Price £475,000



REF: 2211

TRP: 69



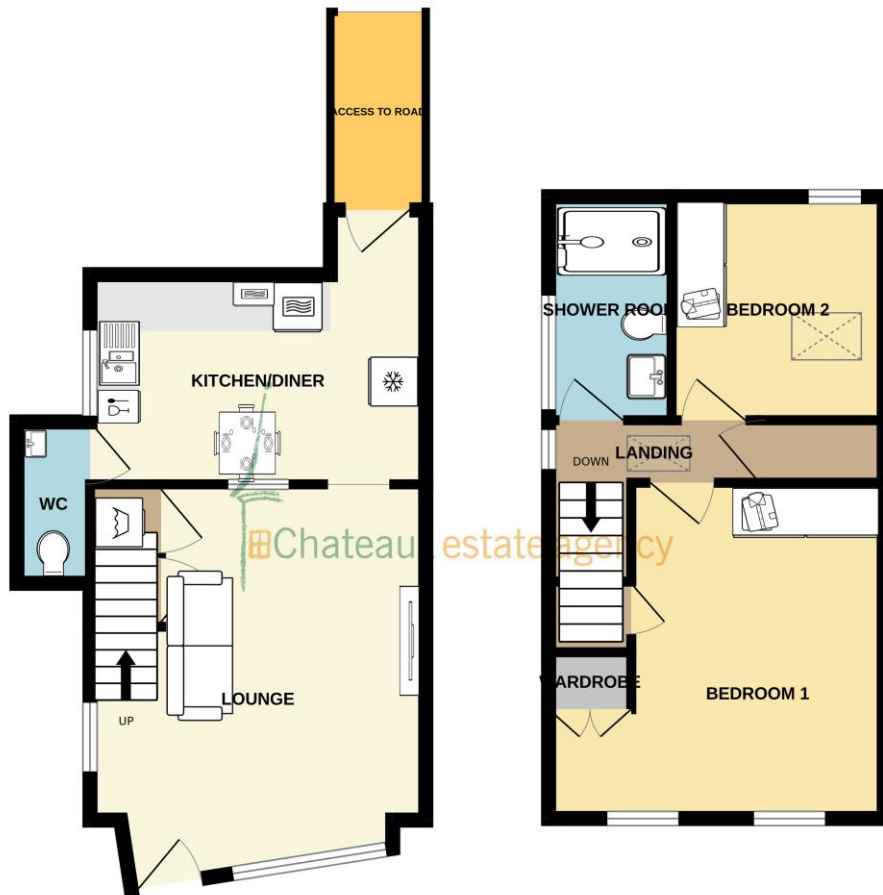
- 2 bedroom town house.
- Great for Town living.
- Recently fully refurbished throughout.

- Kitchen/diner, lounge and cloakroom.
- 2 bedrooms and shower room.
- Perry's Guide - Page 5 H9.









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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4 Lower Vauvert has recently undertaken a full conversion project which has seen it transform from a commercial property to a stunning 2 bedroom house and has been finished to a high specification with contemporary fixture and fittings throughout. Ideally situated in a convenient area for anyone wishing to live and work in the Town Centre. The accommodation has a modern feel throughout and is set over two floors comprising of a fully fitted kitchen/diner, good size living room and w.c to ground floor, two bedrooms and walk in shower room to the first floor. Internal viewing is highly recommended, call Chateaux today on 244544 to book an appointment.

LOUNGE 4.5m (14'9") x 4m (13'1")

Open plan style room with feature media wall. Staircase to first floor with storage under and Utility cupboard housing Hoover washing machine and tumble dryer. Window and door to front. Opening through to Kitchen/Diner.

KITCHEN/DINER 4.05m (13'3") x 2.5m (8'2")

Fitted with modern well equipped units in dark blue with contrasting worktop. Appliances include Neff slim line dishwasher, oven and microwave and free standing Fridgemaster fridge/freezer. Purpose made dining table. Opening through to lounge. Door to WC and door to rear alley providing secondary access. Window to side.

WC 1.9m (6'3") x 0.85m (2'9")

With WC and wash hand basin.

FIRST FLOOR

LANDING

With window to side, doors to shower room and both bedrooms. Cupboard housing hot water cylinder and providing useful storage, Hatch with pull down ladder providing access to loft area.

BEDROOM 1 4.07m (13'4") x 3.85m (12'8")

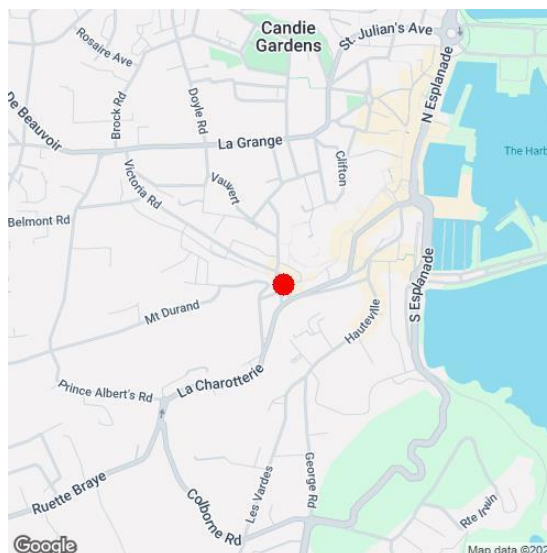
Double bedroom with 2 windows to front. Purpose built wardrobe together with additional robe and storage above stairs.

BEDROOM 2 2.66m (8'9") x 2.45m (8'0")

With window to rear and Velux roof window over. Presently used as a Study with built in cupboard which could either be utilised for storage, office filing or ward robe.

SHOWER ROOM 2.65m (8'8") x 1.44m (4'9")

Beautifully appointed walk in wet room with full height wall tiling and tiled floor. Quality sanitary ware, WC with concealed system, wash hand basin set on vanity unit with mirror cupboard cabinet over. Window to side. Heated towel rail.



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

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

LISTED APPLIANCES: Neff slim line dishwasher, oven and microwave and free standing Fridgemaster, fridge/freezer. Hoover washing machine and tumble dryer.

WHAT3WORDS: league.motels.boxer

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.