

2 Les Grandes Maisons

Morley - Fort Road - St Peter Port

Price £795,000



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2

REF: **2298**

TRP: **265**



- Terraced house forming part of a Chapel conversion.
- Situated on the outskirts of St Peter Port.
- 3 double bedrooms all ensuite and cloakroom.
- Kitchen, lounge, dining room and utility.
- South facing courtyard & parking for 2 cars.
- Perry's Guide - Page 25 F4.







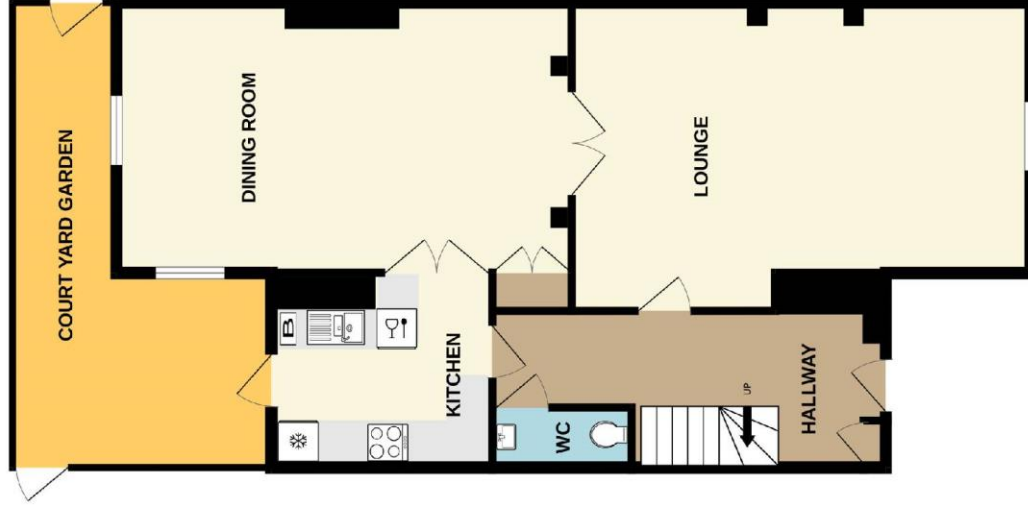




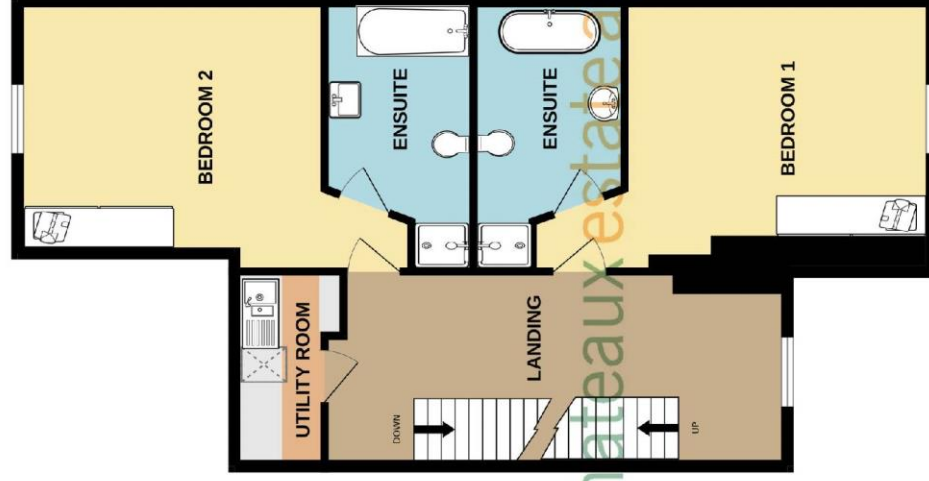




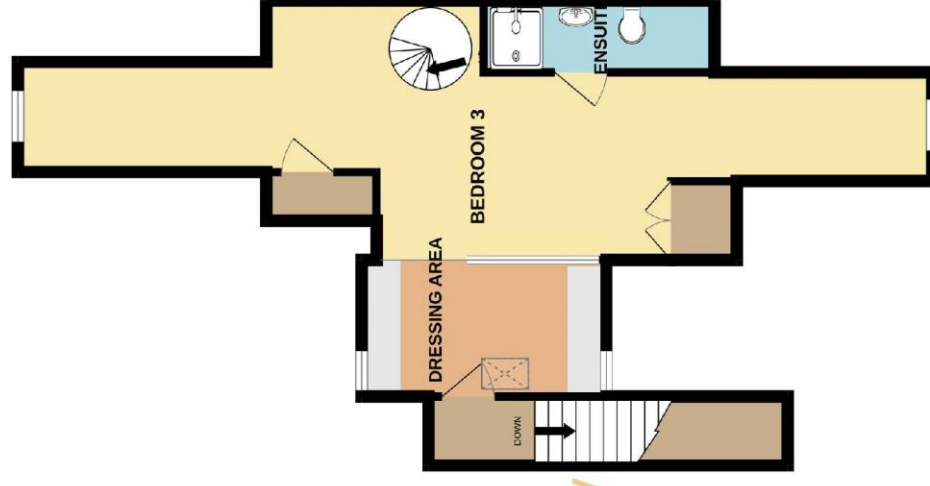




GROUND FLOOR



1ST FLOOR



2ND 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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ENTRANCE HALL

Large entrance hall with staircase to 1st floor and cupboard under. Cupboard with incoming electrics, doors to kitchen, lounge and cloakroom. Radiator in cupboard.

LOUNGE 6.64m (21'9") x 4.46m (14'8") Max

Window to front. Electric fire set between two pillars. Door to entrance hall. Double doors through to dining room. Two radiators.

DINING ROOM 6.63m (21'9") x 3.94m (12'11")

Window to rear and side. Electric fire set in fireplace surround. Double cupboard for general storage. Double doors through to kitchen.

CLOAKROOM 2.05m (6'9") x 0.86m (2'10")

Fitted with a 2 piece suite comprising wash hand basin & WC.

KITCHEN 3.22m (10'7") x 2.84m (9'4")

A range of wall & base units in cream with contrasting laminate worktop over. Appliances include Indesit dishwasher, Hotpoint oven, hob with extractor hood over and Hotpoint fridge/freezer. Wall mounted gas boiler (which needs replacing). Door to South facing courtyard garden and door to entrance hall.

STAIRS TO FIRST FLOOR LANDING

Large landing with doors to all first floor rooms.

UTILITY ROOM 2.86m (9'5") x 1.27m (4'2")

Fitted base unit with worktop over incorporating a one and a half bowl sink and Hotpoint freezer. Velux roof window to rear.

BEDROOM 2 4.3m (14'1") Min x 3.82m (12'6")

Double bedroom with feature Gothic arched window to rear. Door to ensuite bathroom. Radiator.

ENSUITE BATHROOM 3.25m (10'8") Max x 2.11m (6'11")

Fitted with a 4 piece suite comprising bath, wash hand basin, shower & WC. Mostly tiled walls. Radiator.

BEDROOM 1 4.31m (14'2") Min x 3.82m (12'6")

Double bedroom with feature Gothic arched window to front and fitted robes. Door to ensuite bathroom. Radiator.

ENSUITE BATHROOM 3.25m (10'8") Max x 2.11m (6'11")

Fitted with a 4 piece suite comprising bath, wash hand basin, shower & WC. Mostly tiled walls. Radiator.

STAIRS TO SECOND FLOOR

Door to bedroom suite.

BEDROOM 3 6.02m (19'9") Max x 3.65m (12'0") Into Eaves

Dressing room area with low-level hanging and low-level partition into bed area with feature sidewings and low-level cathedral arched windows. Cupboard. Spiral staircase up to storage space above bedroom.

ENSUITE SHOWER ROOM 2.29m (7'6") x 0.9m (2'11")

Comprising Low-level entry shower, oval basin set on vanity unit and WC. Fully tiled walls and floor.

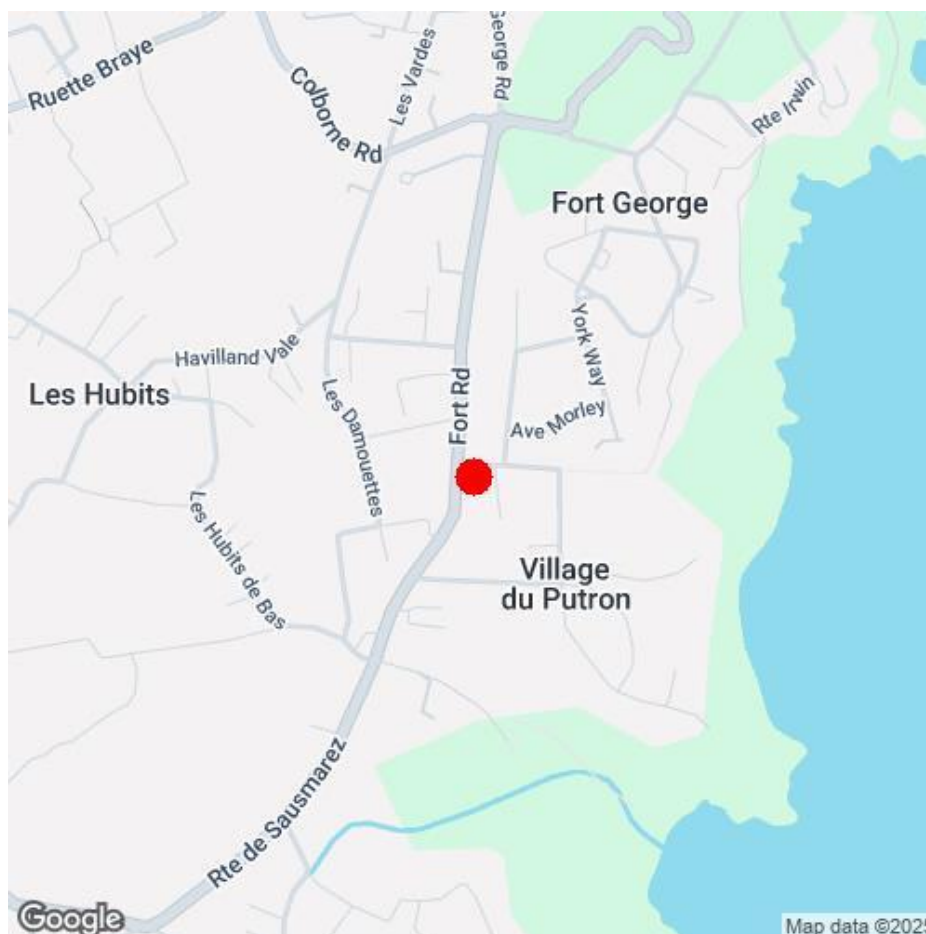
EXTERIOR FRONT

Brick path to front door and front garden with established planting and attractive granite wall to road. To the front of the development there are 2 dedicated parking spaces.

REAR

Brick paved rear courtyard with gate to parking.

Chateaux Estate Agency is pleased to offer 2 Les Grandes Maisons Morley to the local market. This well presented, terraced property forms part of a Chapel conversion situated on the outskirts of St Peter Port and is within walking distance of the Town Centre, St Martin's Village and Blue Bell Woods. Set over 3 floors the spacious accommodation comprises of 3 double bedrooms all ensuite, cloakroom, fully fitted kitchen, lounge, dining room and utility. Externally there is a South facing courtyard garden and allocated parking for 2 cars. Altogether a lovely family home set in a desirable area. To view this property call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Indesit dishwasher, Hotpoint oven, hob with extractor hood over and Hotpoint fridge/freezer. Hotpoint freezer.

WHAT3WORDS: requested.zest.pasting

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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