

Maukito

Havelet - St Peter Port - GY1 1BB

Price £875,000



REF: 2354

TRP: 192



- A semi-detached 3 bedroom property.
- Situated up Havelet Road offering lovely views out over Castle Cornet & beyond.
- Comprises, 2 bedrooms (one ensuite shower room) on the ground floor.
- A third bedroom, bathroom, porch, lounge/diner & kitchen on the first floor.
- Double garage for secure parking.
- Perry's Guide - Page 25 F2











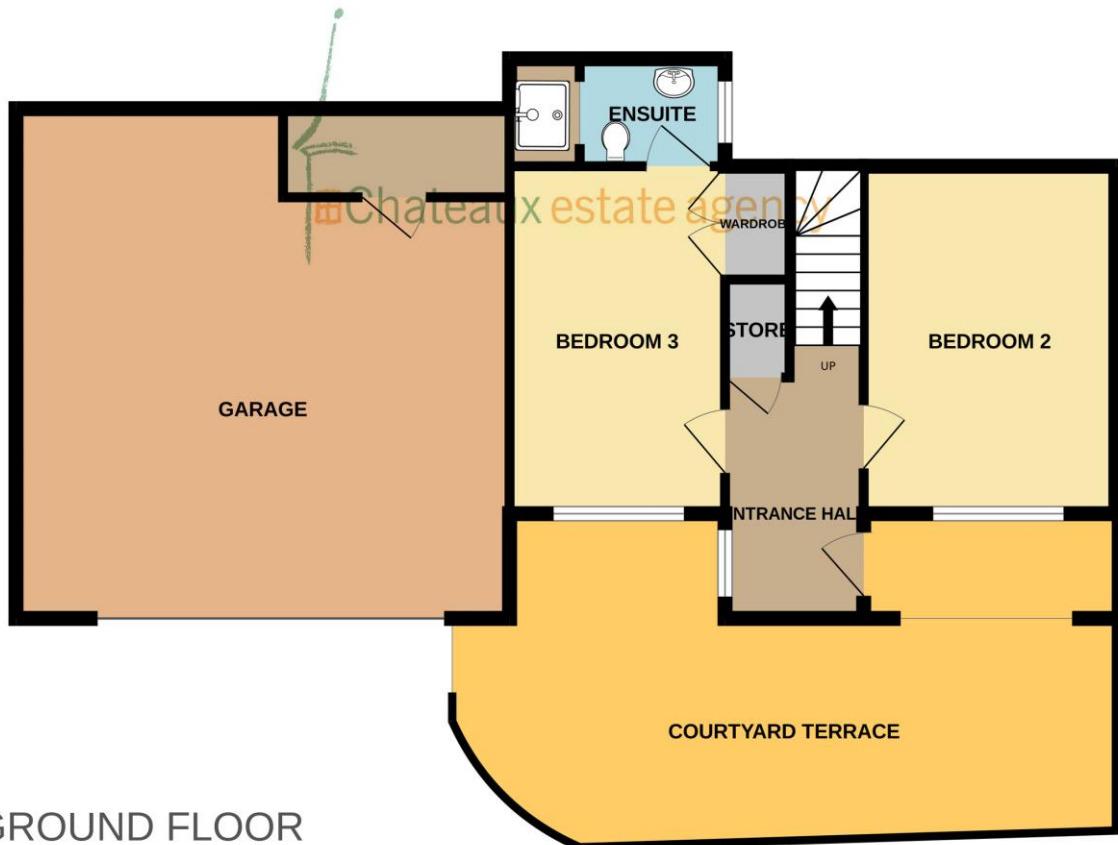








1ST FLOOR



GROUND FLOOR

STORM PORCH

Tiled floor and entrance door.

ENTRANCE HALL 5.49m (18'0") Max x 1.68m (5'6")

uPVC glazed door to side and window to side. Doors to bedrooms 1 and 2. Cupboard with shelving and storage space. Stairs to first floor. Radiator.

BEDROOM 2 3.98m (13'1") x 3m (9'10")

Double bedroom with window to front and radiator.

BEDROOM 3 3.98m (13'1") x 2.51m (8'3")

Double bedroom with window to front. Built in robes and radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM 2.35m (7'9") x 1.35m (4'5")

Fitted with a 3 piece suite comprising walk in shower, w.c and wash hand basin with mirror and shaver light over. Window to side. Manrose extractor fan. Fully tiled walls and floor.

FIRST FLOOR LANDING

Window to front. Glazed sliding doors to utility/rear porch, Doors to kitchen/lounge/diner, family bathroom and bedroom 3. Two radiators.

BEDROOM 1 3.98m (13'1") x 3m (9'10")

Double bedroom with window to front. Sea views. Radiator.

BATHROOM 2.81m (9'3") Max x 2.66m (8'9")

Fitted with a 4 Piece bathroom comprising bath, walk in shower, wash hand basin set in large vanity unit with mirror and shaver light over & WC. Fully tiled walls. Radiator. 2 windows to front.

PORCH 2.58m (8'6") x 1.52m (5'0")

Fitted with wooden base units with worktops over. Obscure windows to rear & side. uPVC door to rear providing access to garden/parking space. Part tiled walls & floor. Polycarbonate roof.

LOUNGE/DINER 6.3m (20'8") Max x 6.05m (19'10") Max

"L" shaped lounge/diner with 2 windows to front, sliding patio doors to side and cupboard. 3 radiators. opening to kitchen. Sea views.

KITCHEN 2.96m (9'9") x 2.83m (9'3")

Fully fitted kitchen with white wall & base units with matching laminate worktop & contrasting Corian worktop over. Corian one and a half bowl sink with drainer grooves. Appliances include Miele single oven, Neff ceramic hob with pull out extractor hood, Whirlpool microwave, Bauknecht dishwasher and Miele fridge. Door & window to side. Tiled splashbacks.

GARAGE 6.1m (20'0") x 5.8m (19'0")

Good size double garage giving secure parking for the property. Electric up and over door to front. Boiler room with redundant oil fired boiler (replaced with a new electric fired boiler now in the garage, fitted in 2022). Incoming electrics.

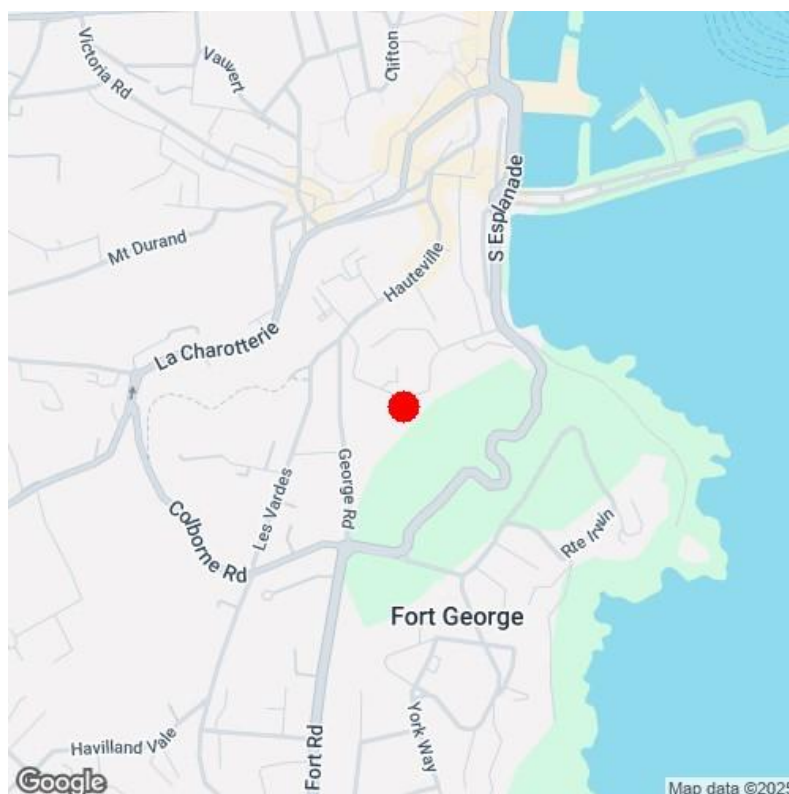
EXTERIOR FRONT

Mediterranean style courtyard patio area with access to front door and ample space to relax and enjoy the views.

SIDE

The side garden is accessed from the first floor of the property and is partly laid to patio & gravel/earth with raised planters and a potting shed, there is also access from here to an additional parking space.

Chateaux Estates are pleased to offer to the market as joint agents "Maukito", a 3 bedroom property situated in Havelet Road enjoying lovely views out over Havelet Bay towards Castle Cornet and beyond. The property would benefit from some modernisation to really make the most out of the property. Comprises of 2 bedrooms (one ensuite shower room) & double garage on the ground floor with a third bedroom, bathroom, porch, lounge/diner & kitchen on the first floor. Outside you have a garden to the side on the first floor accessed from the lounge, kitchen & porch together with access to an additional parking space. You also have a Mediterranean style patio on the ground floor perfect for relaxing & taking in the sea views. If you're looking for a good size property in a desirable area of St Peter Port please get in contact to view.



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

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

LISTED APPLIANCES: Miele single oven, Neff ceramic hob with pull out extractor hood, Whirlpool microwave, Bauknecht dishwasher and Miele fridge.

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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