

Bourton House

Rohais - St Peter Port - GY1 1FB

Price £625,000



REF: 2359

TRP: 124



- Well presented period town house.
- 3 bedrooms.
- 2 bathrooms.
- Lounge, Kitchen & Dining Room.
- Basement, parking and south facing garden.
- Perry's Guide - Page 2 B4









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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Well presented end of terrace period townhouse situated in a convenient location on the outskirts of St Peter Port. The accommodation is configured over three floors comprising a porch, entrance hall, lounge, kitchen, dining, utility and bathroom on the ground floor. The first floor offers family shower room and two bedrooms. The second floor provides an attic double bedroom with eaves storage. Externally, there is parking to the front for two vehicles and occupying the rear is an enclosed, South-facing Garden with side access through the porch. In addition, there is a large basement with limited head height, which is dry and ideal for storage. A lovely home with much to offer, internal viewing highly recommended.

BASEMENT LEVEL

Large dry basement area accessed through hatch in kitchen floor. Restricted headroom, but ideal for storage.

GROUND FLOOR

PORCH 1.77m (5'10") x 1.61m (5'3")

Half glazed UPVC door to front into entrance porch with plenty of space for coats and shoes. UPVC doors to inner lobby and stairs half glaze UPVC door to rear garden. Night storage heater.

HALL 1m (3'3") x 0.96m (3'2")

Doors off to lounge and kitchen and stairs to 1st floor

LOUNGE 3.97m (13'0") x 3.52m (11'7")

Nice size reception room with feature wood burning stove and shelving to side. Window to front. Electric radiator.

KITCHEN 3.92m (12'10") x 3.21m (10'6")

Fitted with range of wall and base units in grey with contrasting white laminate worktops over including one and a half bowl sink. Appliances include Stones freestanding oven and hob. LG American style freestanding fridge freezer. (six months old). Good Home wine cooler, Bosch dishwasher. Window to side and opening to dining room. Electric under floor heating.

DINING 3.26m (10'8") x 2.08m (6'10")

Good dining space opening to utility and patio doors to rear garden. Electric under floor heating.

UTILITY 1.62m (5'4") x 0.88m (2'11")

Stacking appliances, including washing machine and Candy tumble dryer. Window to side. Electric under floor heating.

BATHROOM 2.24m (7'4") x 1.62m (5'4")

Fitted with a three-piece suite in white comprising bath with shower over, wash hand basin set on vanity unit, and WC. Window to side. Built-in speakers, heated towel rail and illuminated mirror. Electric under floor heating.

FIRST FLOOR LANDING 2.77m (9'1") x 1.57m (5'2")

Stairs and landing. Doors off the bed one and two shower room and stairs to bed three.

BEDROOM 1 3.98m (13'1") x 3.54m (11'7")

Generous double with plenty of space for robes, et cetera and large cylinder/storage and airing cupboard. Window to front. Electric radiator.

SHOWER ROOM 1.61m (5'3") x 1.17m (3'10")

Three-piece suite in white comprising quadrant shower, wash hand basin set on vanity unit and WC.

BEDROOM 2 2.67m (8'9") x 2.67m (8'9")

Compact double/good single with built-in storage cupboard, window to rear and electric radiator.

SECOND FLOOR

BEDROOM 3 4m (13'1") x 3.79m (12'5") Into Eaves

Attic room being a good size double with eaves storage to either side and hidden storage to side of staircase. Window to side.

EXTERNAL

FRONT

Brick driveway providing parking for 2/3 cars and path to side door

REAR

South facing rear garden mainly laid to patio and lawn with storage shed to one corner.



SERVICES: Electric: Mains Supply, Water: Mains Supply, Sewerage: Mains Supply, Telephone: Landline, Broadband Supply Type: Fibre. Part electric underfloor heating.

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

LISTED APPLIANCES: Stones freestanding oven & hob. LG American style freestanding fridge freezer. Good Home wine cooler, Bosch dishwasher. Washing machine and Candy tumble dryer.

WHAT3WORDS: character.college.oversell

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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