

# Montrose

New Paris Road - St Peter Port - GY1 2BS

Price £629,000



REF: 2551

TRP: 111



- An end terrace 3 bedroom Townhouse.
- Built in 2010, close to Town & Admiral Park.
- 3 bedrooms, kitchen/diner, lounge and bathroom.
- Enclosed rear garden & Secure parking for 1 car.
- Potential for a 5.3% rental return.
- Perry's Guide - Page 17 G3













#### ENTRANCE HALL

With doors to all ground floor rooms together with staircase to first floor with cupboard under. Cupboard housing Valliant gas fire boiler (Under contract with Gas Co at £28 per month including all servicing), together with underfloor heating controls. Radiator.

#### CLOAK ROOM

Window to rear. Corner basin and concealed system WC. Heated towel rail.

#### BEDROOM 3 3.96m (13'0") x 2.3m (7'7")

Single bedroom with large window to front. Under floor heating.

#### KITCHEN/DINER 3.96m (13'0") x 3.6m (11'10")

L shaped range of kitchen units in Cream with contrasting laminate worktops over incorporating a stainless steel single bowl sink and drainer unit. Appliances include, Indesit freestanding fridge/freezer, slide in AEG oven with Siemens extractor hood over, Hotpoint dishwasher, and washer/dryer. Space for dining table. Internal window to lounge. Dedicated fresh air / heat exchange unit.

#### LOUNGE 5.05m (16'7") x 3.75m (12'4")

With patio doors opening out into rear garden and feature Electric fire. Internal window to kitchen together with 2 Velux roof windows above.

#### FIRST FLOOR

##### LANDING

With window to rear. Cupboard with slatted shelving. Doors to bedrooms 1 & 2 and bathroom. Hatch with pull down ladder providing access to roof space with the centre section laid with flooring providing ideal storage space.

#### BATHROOM 2.41m (7'11") x 2.26m (7'5")

Fitted with four-piece suite with fully tiled walls and floor. Corner shower unit, bath, WC and wash hand basin with mirror over and heated towel rail.

#### BEDROOM 1 3.9m (12'10") Max x 3.48m (11'5")

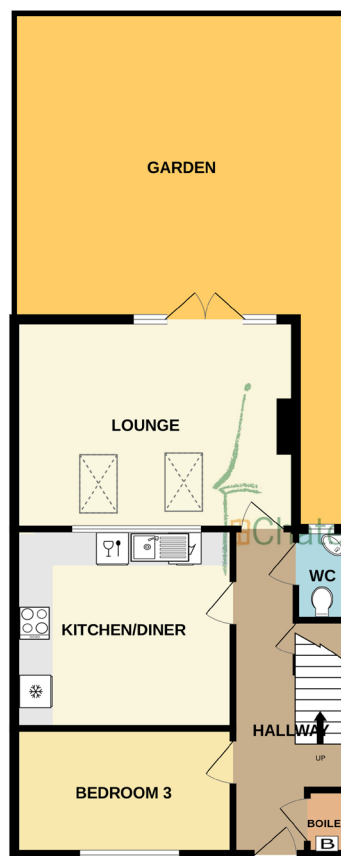
Double bedroom with window to front and radiator.

#### BEDROOM 2 3.9m (12'10") Max x 2.35m (7'9")

With window to rear and radiator.

#### REAR GARDEN

Fully enclosed garden to rear with patio, gravel and planting areas.



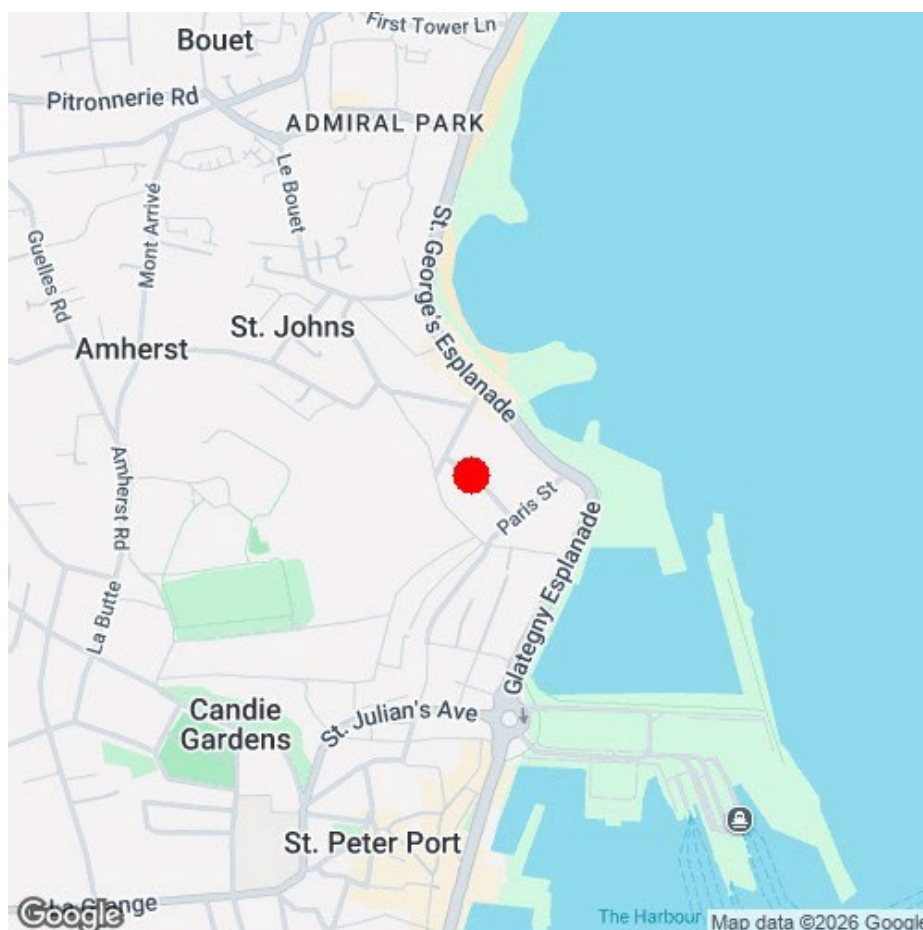
GROUND FLOOR



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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Chateaux Estate Agency is pleased to offer to the local market `Montrose` a modern end terrace 3 bedroom town house built in 2010, located in New Paris Road and conveniently positioned for both easy access to the Town Centre and the amenities at Admiral Park which is in walking distance. The accommodation is set over two floors and comprises of bedroom, kitchen/diner, lounge with double doors leading out to rear garden and cloakroom to the ground floor, 2 bedrooms and family bathroom to the first floor. Externally there is a fully enclosed garden to rear with patio, gravel and planting areas. The property also has the benefit of a secure parking space just up the road together with good on street parking in and around the area. The property has also been a good rental and should be able to achieve approximately a 5.3% return. Viewing is highly recommended so please call 244544 to view.



**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 freestanding fridge/freezer, slide in AEG oven with Siemens extractor hood over, Hotpoint dishwasher, and washer/dryer.

**WHAT3WORDS:** solved.swam.stops

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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