



## Dunelm Elm Grove, St Peter Port

**Price: £365,000 Local Market Sales**

Open plan lounge/kitchen/dining room, 3 double bedrooms (2 with en suite shower rooms), bathroom. Gravelled fore garden and good on street parking. Rented parking space for one small car, by separate negotiation.

To arrange a viewing please call **236039**

[www.cooperbrouard.com](http://www.cooperbrouard.com)



This newly renovated, semi-detached, three bedroom home is laid out over three floors with bright accommodation throughout. Situated on the outskirts of St Peter Port within easy walking distance of town centre and local amenities including Cambridge Park and Beau Sejour leisure centre. A low maintenance town house with good on street parking and a gravelled fore garden. Rented parking space for one small car, is available by separate negotiation.



**Entrance hall 13'3 x 4'** Wooden door to front with glazed inserts and fan light over. Cupboard housing electrics. Stairs to upper floors. Door to:

**Open plan Lounge/kitchen/dining room 25'7 x 12'9** The lounge area houses a fireplace and large bay window to front. The kitchen is fitted with a range of white modern units with granite effect work top incorporating a single bowl single drainer stainless steel sink with mixer tap. Fitted breakfast bar. Large under stairs storage cupboard housing the hot water cylinder. Semi-circle stained glass window to side.

*Neff integrated appliances:* Slimline dishwasher, oven, 4 ring hob, extractor fan, fridge and freezer. Space and plumbing for washing machine.



**FIRST FLOOR**

**Landing** Staircase to second floor. Doors to:

**Bedroom 2 15'6 x 9'6** Bright double bedroom with three windows to front. Door to:

**En suite shower room 5'7 x 4'8** Fitted with a white modern three piece suite comprising fully tiled corner shower cubicle with sliding screens, basin set in vanity unit with cupboards below, mirror with integrated lighting over and wc. Fully tiled walls and wood effect flooring. Wall mounted ladder style heated towel rail. Extractor fan.

**Bedroom 3 10'3 x 8'5** Window to side and Velux window to rear.

**Bathroom 5'6 x 4'7** Fitted with a modern white three piece suite comprising bath with shower over and glazed screen, basin and wc. Fully tiled walls and wood effect flooring. Wall mounted mirror with integrated lighting. Extractor fan.

**SECOND FLOOR**

**Half landing** Window to rear.

**Landing** Door to:

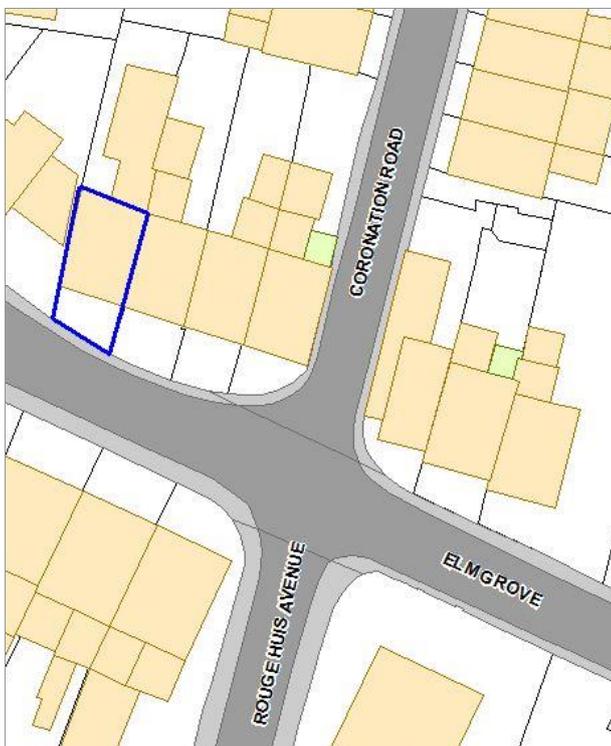
**Bedroom 1 24' max, narrowing to 11'6 x 10'3** narrowing to 6'9 Spacious bright double bedroom with eaves storage. Large captains window to front. Window to rear and door to:

**En suite shower room 9'2 x 5'** Fitted with a white contemporary three piece suite comprising fully tiled corner shower cubicle with sliding screens, basin set in vanity unit with drawers below, mirror with integrated lighting over and wc. Fully tiled walls and wood effect flooring. Extractor fan. Velux window to front.

**EXTERIOR**

The property is approached off the road through a wrought iron pedestrian gate leading to the gravelled front garden with a path to one side leading up to the front door.





**Price to include:** Fitted light fittings and appliances as listed. (pc sum for flooring to living areas and bedrooms).

**Services:** Mains electricity, water and drainage, electric central heating, uPVC double glazing.

**Finding the property:** Travelling out of town along Elm Grove the property is the fourth on the right hand side after the filter in turn.

**Perry's ref:** 3 G4

**TRP** tbc

**School catchment:** Vauvert Primary and St Sampson's High

These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

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