34 Mount Durand

St Peter Port GY1 1DZ

£525,000

LOCAL MARKET SOLE AGENT

Charming cottage situated in a quiet off road location a short stroll from the centre of St Peter Port.

The accommodation is arranged over two floors and boasts exposed red brick door arches, painted beams and fireplace housing a stove. Externally there is parking for one car in front of the house whilst to the rear there is an enclosed low maintenance courtyard garden laid to astroturf. An ideal first home or down size in a quiet yet central location.

School catchment: Vauvert Primary and Mare de Carteret High

Key facts

2 2 2

- Charming and characterful home
- Central and convenient location
- Parking for one car
- Low maintenance enclosed garden
- Ideal first home or downsize

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

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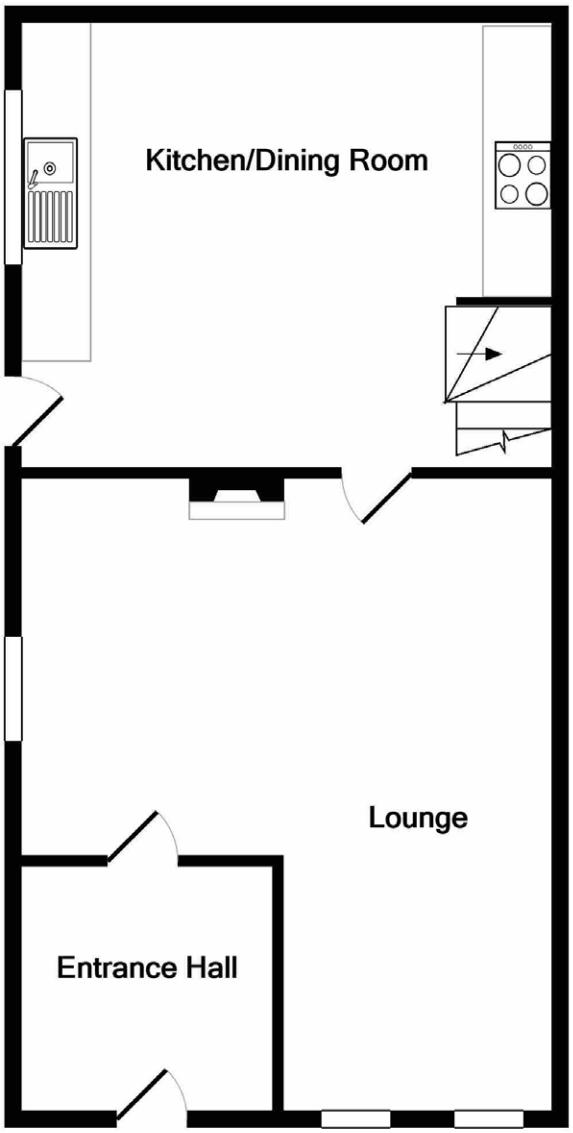
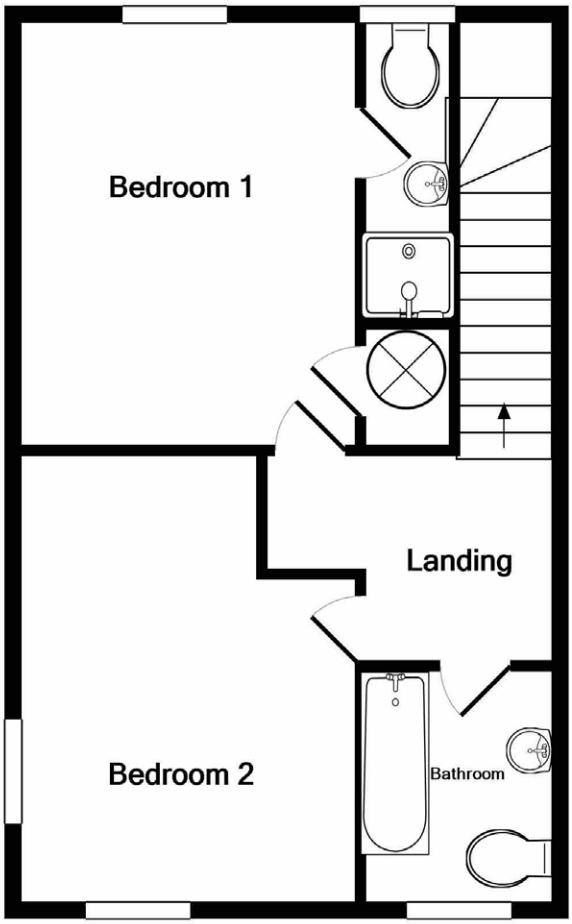
Floorplan



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2022

Entrance hall

7'8 x 7'3 (2.4m x 2.2m)
Valliant gas boiler

Lounge

18'5 x 15'7 (5.6m x 4.7m)
Log burner

Kitchen

15'6 x 13' (4.7m x 4m)

APPLIANCES

- Hotpoint washing machine, Hotpoint fridge, Hotpoint freezer, Zanussi oven, hob and extractor fan.

FIRST FLOOR

Landing

5'5 x 2'9 (1.7m x 0.9m)

Bedroom 1

13'4 x 9'10 (4.1m x 3m)

Ensuite shower room

7'7 x 2'4 (2.3m x 0.8)

Bedroom 2

12' x 10'3 (3.7m x 3.1m)

Bathroom

6' x 5'7 (1.8m x 1.7m)

EXTERIOR

There is parking for 1 car directly in front of the house whilst to the rear, accessed via a side gate is an enclosed courtyard laid to astroturf.

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Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, gas fired heating, art uPVC double glazing and part timber single glazing.

Finding the property: Travelling down Mount Durand, approximately halfway down there is a private car park on the right, bear right and the parking space is directly in front of the property.

Perry's ref: 5 H9

what3words: hooky.potbelly.paths

TRP: 79

CONTACT OUR LOCAL MARKET TEAM

Matt

Cathy

Ben

Liz

Lucie

Harry

Charlie

Emma

cooper brouard

La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

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