



11 Val Fleury

Hauteville, St Peter Port GY1 1DH

£665,000

LOCAL MARKET

SOLE AGENT

An immaculate, modern, low maintenance end of terrace house in a popular and convenient town location with attractive roof top views.

This modern home features underfloor heated accommodation with a fully fitted kitchen/living room, three double bedrooms and Villeroy & Boch suites. The property also benefits from an integral garage, parking for one car and an enclosed rear garden with a raised paved patio and lawned garden.

School catchment: Vauvert Primary and La Mare de Carteret High

Key facts



- Modern and low maintenance home
- Smartly fitted kitchen and bathrooms
- Integral garage, parking and garden
- Lovely roof top views over town
- Easy walk into Town Centre

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GUERNSEY'S ESTATE AGENT







Entrance hall

23' x 8'6" narrowing to 3'3" (7m x 2.6m, 1m)

Integral garage

17'2" x 10'7" (5.2m x 3.3m)

Utility

6'6" x 4' (2m x 1.2m)

FIRST FLOOR

Landing

17'5" x 6' (5.3m x 1.8m)

Kitchen/Living room

21'6" x 10'3" (6.5m x 3.1m)

APPLIANCES

Siemens hob, extractor fan, Siemens oven, Siemens dishwasher, Siemens fridge/freezer.

Separate WC

6' x 3'7" (1.8m x 1.1m)

SECOND FLOOR

Landing

6'8" x 6' (2m x 1.8m)

Lounge/Bedroom 2

11'7" x 10'5" (3.6m x 3.2m)

Bedroom 3

10'5" x 9'8" (3.2m x 3m)

Bathroom

6'6" x 6'7" (2m x 2m)

THIRD FLOOR

Landing

Bedroom 1

14' x 13'9" (4.3m x 4.2m)

Ensuite shower room

8'5" x 6'7" (2.6m x 2m)

EXTERIOR

The property is approached off the clos road over a paved driveway with allocated parking for one car.

A timber pedestrian gate gives access down the side of the property and onto the enclosed rear paved and lawned garden.

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

Services: Mains electricity and water, mains drainage, electric underfloor heating, uPVC double glazing.

Finding the property: Travelling up Hauteville, turn right into Val Fleury just after Victor Hugo's "Hauteville House". Take the first left, follow the road around to the right and 'number 11' is the fourth on the right.

Perry's ref: 5 J10

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TRP: 155

Service charge: £50 per month

Estimated rental income: £2,500 per month

CONTACT OUR LOCAL MARKET TEAM



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