



Kingsdown

Kings Road, St Peter Port GY1 1QA

£1,195,000

LOCAL MARKET

SOLE AGENT

This spacious five bedroom Victorian house offers accommodation of excellent proportion, with high ceilings and many original period features.

The property is in the highly desirable and convenient Kings Road, close to town, schools, and business centre, the property is offered in excellent condition and has good parking and an attractive large, enclosed garden. Viewing highly recommended by Cooper Brouard.

School catchment: Vauvert Primary and Les Varendes

Key facts



- Impressive Victorian townhouse
- Excellent proportions and high ceilings
- Many original period features
- Large enclosed garden.
Good parking
- Sought after central location

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



 cooper
brouard

GUERNSEY'S ESTATE AGENT







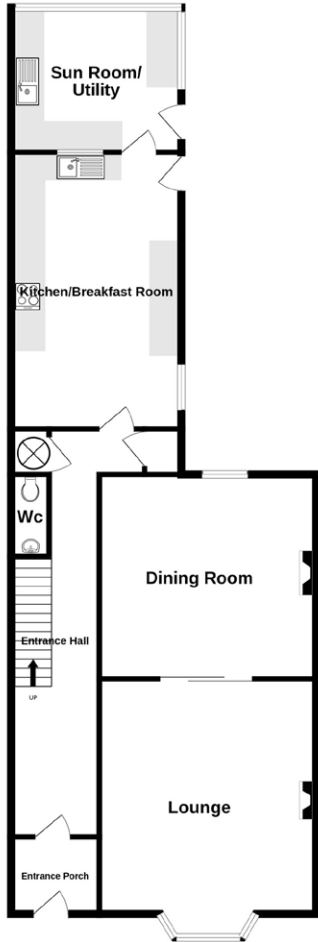




Mapping / Aerial Photography Copyright (C) States of Guernsey 2023

Floorplan

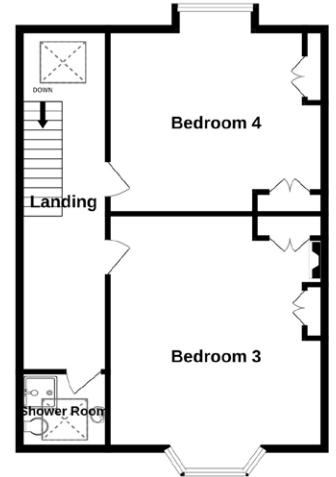
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Made with Metropix ©2023

Entrance porch

5'7 x 5'4 (1.7m x 1.6m)

Entrance hall

21'3 x 6'4 (6.5m x 1.9m)

Lounge

17'5 x 15'8 (5.3m x 4.8m)

Dining room

15'8 x 14'9 (4.8m x 4.5m)

Kitchen/Breakfast room

20' x 12'3 (6m x 3.7m)

APPLIANCES

- Neff oven and combination oven
- Neff 5 ring hob
- Neff warming drawer
- Wine cooler
- Extractor
- Integrated fridge/freezer
- Integrated dishwasher

Sun room

12'2 x 10'5 (3.7m x 3.2m)

APPLIANCES

- Bosch washing machine
- Indesit tumble dryer
- Hotpoint fridge
- Hotpoint freezer

Separate WC

6'4 x 2'8 (1.9m x 0.8m)

FIRST FLOOR

Half landing

8'8 x 2'8 (2.7m x 0.8m)

Bedroom 5

11'5 x 11' (3.5m x 3.4m)

Bathroom

9'4 x 7'2 (2.9m x 2.2m)

Shower room

8'4 x 3' (2.6m x 0.9m)

Landing

19'5 x 6'3 (5.9m x 1.9m)

Bedroom 1

17' x 14' (5.2m x 4.3m)

Ensuite shower room

9'5 x 5'8 (2.9m x 1.7m)

Bedroom 2

13'7 x 13'2 (4.2m x 4m)

SECOND FLOOR

Landing

Bedroom 3

17'5 x 13' (5.3m x 4m)

Bedroom 4

15' x 13' (4.6m x 4m)

Shower room

6'3 x 5' (1.9m x 1.5m)

EXTERIOR

The property is approached over a neatly paved drive providing parking for 3 cars. To the rear, a south-facing paved patio ideal for al fresco dining, the garden continues onto a large enclosed lawned garden, mature borders, and a greenhouse to one corner.

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

Services: Mains electricity, water and drainage, oil fired heating, uPVC double glazing.

Finding the property: From Kings Leisure Club travelling towards the Mount Row traffic lights, Kingsdown is the 8th house on the left.

Perry's ref: 4C/D9

what3words: ringtones.sage.basics

TRP: 289

CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Harry



Charlie



Emma