



# Ridgemont

Rohaise, St Peter Port, GY1 1FB

£745,000

LOCAL MARKET

SOLE AGENT

An immaculate three bedroom semi-detached home with extended living space and parking for two vehicles.

Finished to a high standard throughout, this super property boasts ample living space incorporating a separate lounge, dining area which flows into a kitchen breakfast room extension. Bi fold doors open out to the low maintenance fully enclosed garden which is laid to patio and astro turf. The following two floors comprise of three bedrooms serviced by a main family bathroom, en-suite and WC on the second floor.

With parking for two vehicles and within close proximity to the amenities of St Peter Port, early viewing is highly recommended to appreciate all on offer.

## Key facts



- Immaculate semi detached home
- Modernised throughout
- Stunning open plan kitchen living space
- Three bedrooms
- Low maintenance enclosed garden
- Convenient location
- Parking for 2

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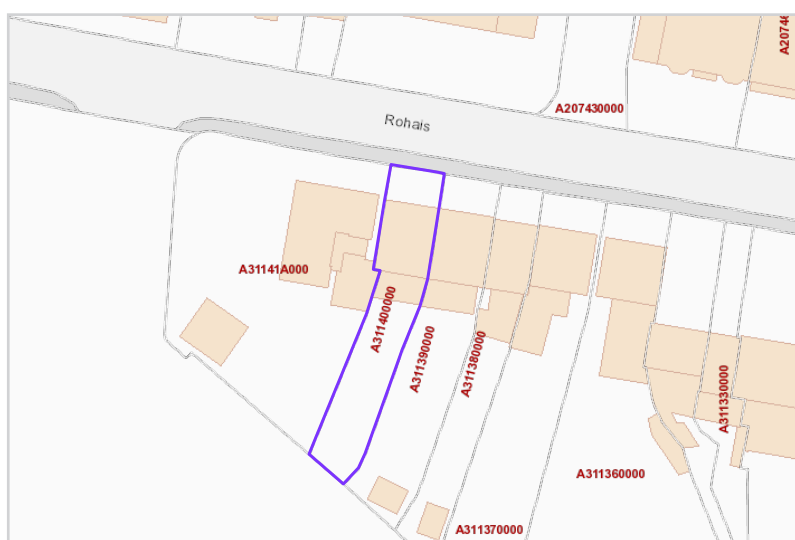




## Floorplan



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## GROUND FLOOR

## Entrance hall

14'6 x 5'3 (4.5m x 1.6m)

## Lounge

14'7 x 14'1 (4.5m x 4.3m)

## Dining area

13'7 x 8' (4.2m x 2.4m)

## Kitchen/ breakfast room

15'5 x 9'6 (4.7m x 2.9m)

## APPLIANCES

- AEG 5 ring induction hob
- AEG double oven
- Extractor fan
- AEG integrated microwave
- AEG dishwasher
- Beko fridge/freezer

## WC/utility

7'10 x 5'2 (2.4m x 1.6m)

## APPLIANCES

- Indesit washing machine
- Hotpoint tumble dryer

## FIRST FLOOR

## Landing

12'11 x 8'2 (4m x 2.5m)

## Bedroom 1

14' x 12' (4.3m x 3.7m)

## En-suite

8'1 x 4'1 (2.5m x 1.2m)

## Bedroom 3

11'8 x 8'11 (3.6m x 2.7m)

## Bathroom

9' x 8'2 (2.7m x 2.5m)

## SECOND FLOOR

## Bedroom 2

14'2 x 11'6 (4.3m x 3.5m)

## WC

8'2 x 3'6 (2.5m x 1m)

## EXTERIOR

The property is approached off the Rohais onto a parking area at the front of Ridgemont which provides space for 2 vehicles. To the rear of the property is a wonderful enclosed garden laid to astro turf and patio complete with shed.

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

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

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## CONTACT OUR LOCAL MARKET TEAM



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