



32 Norman Terrace

£425,000

Guelles Road, St Peter Port, GY1 2DP

LOCAL MARKET

SOLE AGENT

This semi detached property is conveniently situated on the outskirts of St Peter Port and is surrounded by on street parking options.

Although in need of modernisation, the property offers well proportioned rooms and has previously had plans passed to create a large single story living space to the rear of the property. A delightful rear garden completes the package and viewing is recommended for those who would like to take on a bit of a project.

School catchment: Amherst and Les Varendes

Key facts



- Semi detached home
- 2 bedrooms
- In need of modernisation
- Super rear garden
- Convenient St Peter Port location

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



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GUERNSEY'S ESTATE AGENT



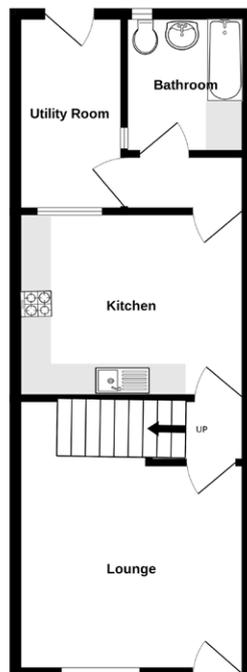




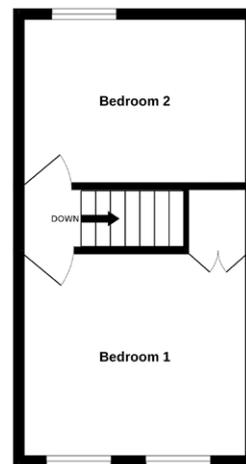


Floorplan

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.
Made with floorplan 02024

GROUND FLOOR

Lounge

14'2 x 11'10 (4.3m x 3.6m)

Inner Hallway

Stairs leading to first floor

Kitchen

12'9 x 9'6 (3.9m x 2.9m)

APPLIANCES

- Stoves oven
- Freestanding fridge / freezer

Rear Hallway

6'10 x 3'8 (2.1m x 1.1m)

Bathroom

7'1 x 6'3 (2.1m x 1.9m)

Utility

11'3 x 6'1 (3.4m x 1.9m)

APPLIANCES

- Vaillant boiler
- Hotpoint washing machine
- Beko tumble dryer

FIRST FLOOR

Bedroom 1

12'7 x 9'1 (3.9m x 2.8m)

Bedroom 2

12'9 x 8'9 (3.9m x 2.7m)

EXTERNAL

The property is approached off Guelles Road via some steps leading to a shared courtyard area with access through a wooden gate to the property. There is a side path leading to the rear of the property, which is also accessed from the utility room. The Rear garden is laid to patio, gravel and lawn and is bounded by walls and fencing. There is a lean to store to one side.

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

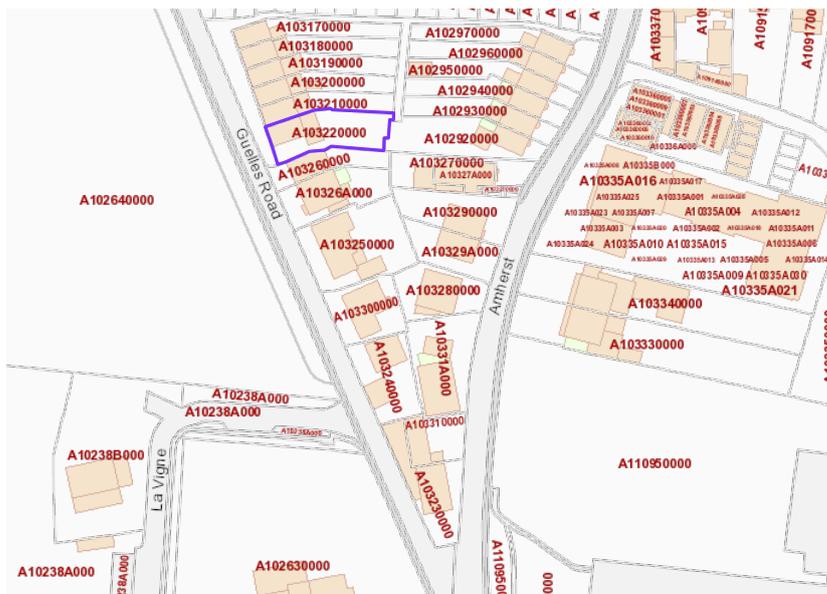
Services: Mains electricity, gas and water, mains drainage, gas central heating, uPVC double glazing.

Finding the property: With Beau Sejour on your right hand side, travel down the one way of Guelles Road towards Amherst Primary School and the property is the 6th property on the right hand side.

Perry's ref: 17E3

what3words: musty.stemmed.nationality

TRP: 85



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CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah