



# Chaumont

Rohais, St Peter Port GY1 1YW

## £1,125,000

LOCAL MARKET

JOINT AGENT

This lovely Edwardian house offers extensive living space of great character, currently laid out as a two bedroom ground floor apartment and large three bedroom duplex above.

Superbly stylish, the property includes a private south facing garden with workshop/garden store and parking for 2/3 vehicles. Located on the edge of St Peter Port, convenient for town schools, shopping and the business centre, this charming home is ideal for multi generational living or can provide an income.

School catchment: Vauvert Primary and Les Varendes

### Key facts



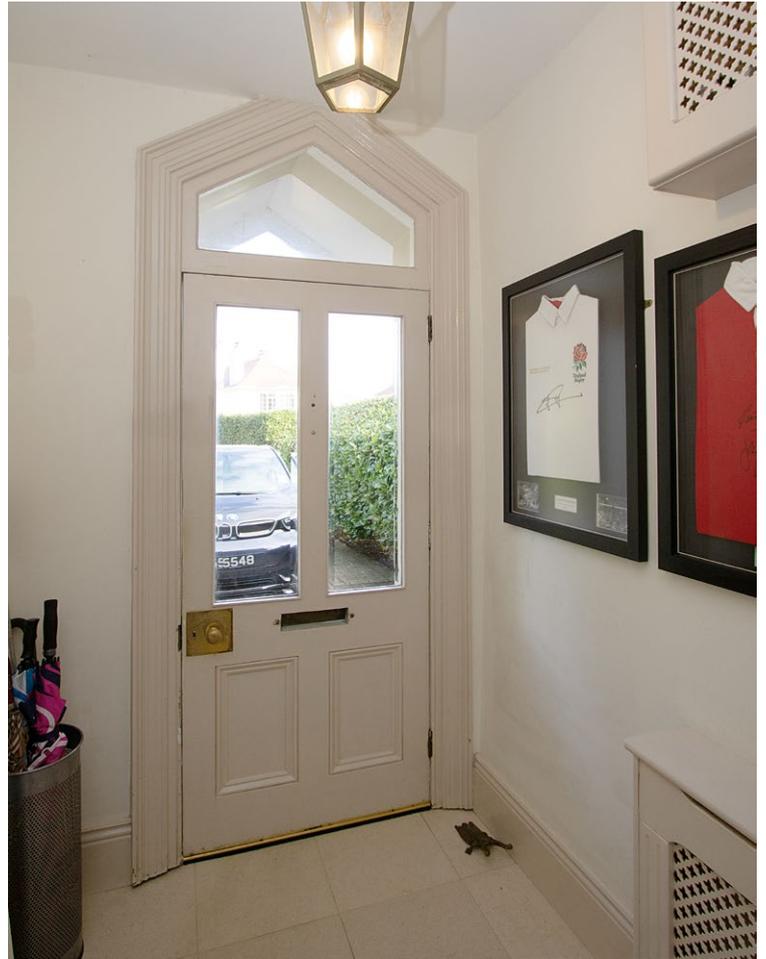
- Lovely Edwardian property
- Comprising 2 bed and 3 bed duplex apartments
- Paved parking for 2/3 cars
- Lovely south facing gardens with workshop
- Ideal multi-generational home or can provide an income

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GUERNSEY'S ESTATE AGENT



















Shared entrance hall

## GROUND FLOOR APARTMENT

Entrance hall

Sitting room

15' x 12'8 (4.6m x 3.9m)

Dining room

13' x 8'2 (4m x 2.5m)

Kitchen

11'9 x 8'3 (3.6m x 2.5m)

### APPLIANCES

- Neff fridge/freezer
- Neff electric oven
- Gas hob
- Candy washing machine

Bathroom

Bedroom 1

13'8 x 12'8 (4.2m x 3.9m)

Bedroom 2

10'3 x 9' (3.1m x 2.7m)

## SECOND & THIRD FLOOR DUPLEX APARTMENT

Entrance hall

Sitting room

15' x 13'7 (4.6m x 4.2m)

Kitchen

14' x 10'9 (4.3m x 3.3m)

### APPLIANCES

- Mercury Range cooker
- 5 ring gas hob
- Electric double oven
- Miele dishwasher
- Miele washing machine
- Smeg fridge/freezer

Dining room

14' x 8'6 (4.3m x 2.6m)

Bedroom 2

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

Study

6'9 x 6' (2m x 1.8m)

Shower room

## THIRD FLOOR

Landing

Bedroom 1

15' x 13'7 (4.6m x 4.2m)

Dressing room

10' x 10' (3.1m x 3.1m)

Bedroom 3

13'8 x 9' (4.2m x 2.7m)

Bathroom

9'7 x 6'5 (3m x 2m)

## EXTERIOR

There is parking for 2 to 3 cars on a paved driveway of pink granite setts and a front garden of planted borders.

Enclosed south facing rear garden with paved patio, lawned gardens in two sections with mature planted borders and trees providing a good degree of privacy. Block built workshop/garden store of approximately 220ft.

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

**Services:** Mains electricity, gas, water and drainage, oil fired heating, Mumford and Wood double glazing.

**Perry's ref:** 2 C4/5

**what3words:** laser.bottled.shires

**TRP:** 327