



# Happy Days

4, Victoria Terrace, Church Road, St Sampson, GY2 4LL

## £450,000

LOCAL MARKET

SOLE AGENT

A two-bedroom terraced home offered with no onward chain, ideally situated in a convenient location on The Bridge.

The property features a lounge, kitchen, and utility area on the ground floor, with two double bedrooms and a bathroom on the first floor.

Externally, there is a courtyard garden complete with a workshop and outside toilet. On-street parking is available directly outside. Requiring modernisation, this property presents an excellent opportunity to create a fantastic home for those wanting to make a place their own.

School catchment: Vale Primary School / St Sampson's High School

## Key facts



- Convenient location
- Possibility to modernise and refurbish
- Two double bedrooms
- Private courtyard garden
- Fully boarded loft creating great storage
- On street parking in immediate area
- Good starter home or investment

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GUERNSEY'S ESTATE AGENT





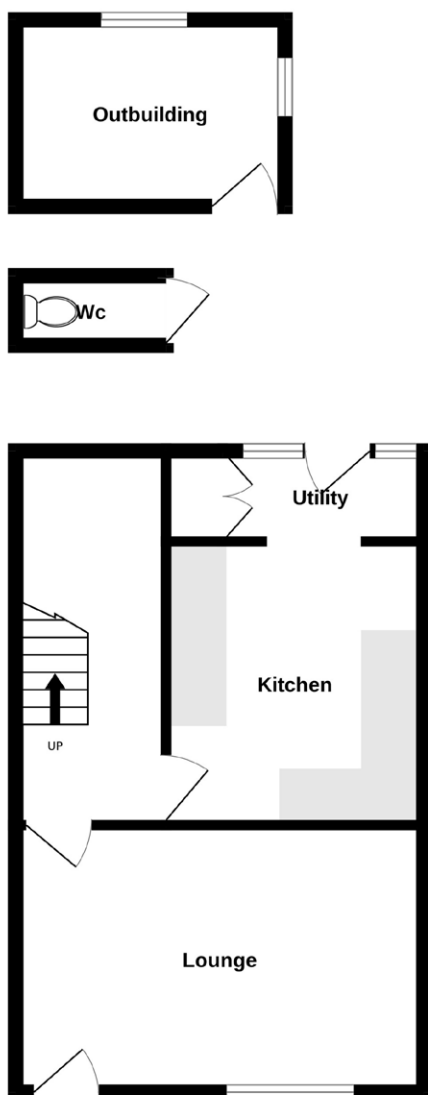




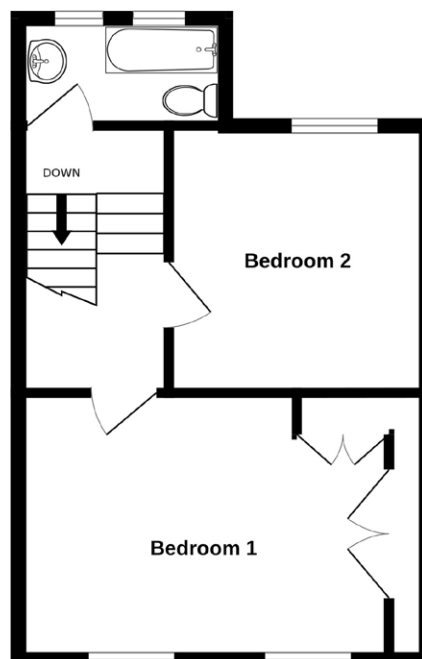


# Floorplan

GROUND FLOOR



1ST FLOOR



## Ground Floor

### Lounge

15'8 x 10'3 (4.8m x 3.1m)

### Kitchen

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

#### APPLIANCES

- Hotpoint hob
- Hotpoint washing machine
- Bosch countertop dishwasher
- Corniche double oven
- Integra extractor fan
- Hotpoint fridge/freezer

### Utility

6'8 x 3'6 (2m x 1.1m)

## FIRST FLOOR

### Landing

11' x 7'7 (3.4m x 2.3m)

### Bathroom

7'7 x 4'7 (2.3m x 1.4m)

### Bedroom 2

10'2 x 9'7 (3.1m x 3m)

### Bedroom 1

13'6 x 10'2 (4.1m x 3.1m)

## EXTERIOR

To the rear of the property is an enclosed courtyard garden complete with;

### Outside WC

5'1 x 2'9 (1.6m x 0.8m)

### Outbuilding

10' x 7'3 (3.1m x 2.2m)

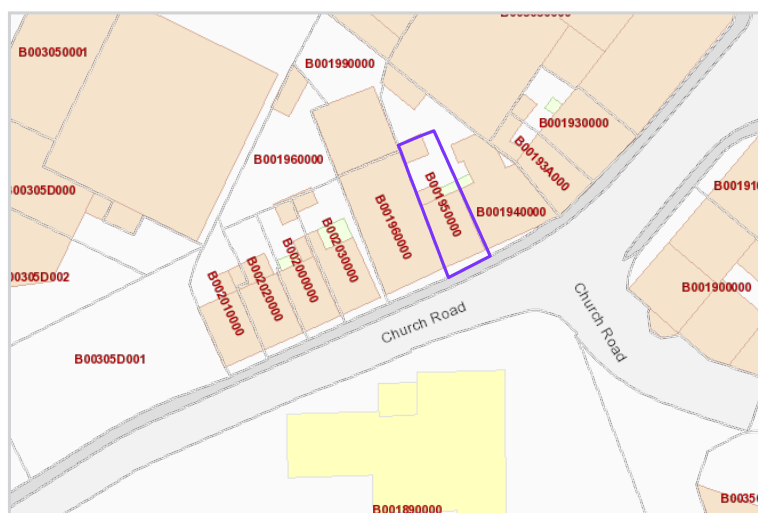
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

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

**Perry's ref:** 11 F3

**what3words:** directs.jacuzzi.amber

**TRP:** 82



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## CONTACT OUR LOCAL MARKET TEAM



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