



# Vue des Arbres

19 Mount Row, St Peter Port, GY1 1NS

## £795,000

LOCAL MARKET

SOLE AGENT

Listed 5 bed town house with ample accommodation for a growing family.

This substantial terraced home offers spacious accommodation arranged over three floors. A generous lounge and dining room are paired with five well proportioned bedrooms serviced by a shower room and bathroom. A kitchen and utility complete the internal offering. Externally, there is ample parking accessed via a driveway positioned on Kings Road and a rear garden laid to lawn with raised decked area and patio.

School catchment: Vauvert Primary School & Les Varendes High School

## Key facts



- Substantial listed town house
- 5 bedrooms
- Ample parking
- Opportunity to modernise to personal taste
- Super family home

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GUERNSEY'S ESTATE AGENT

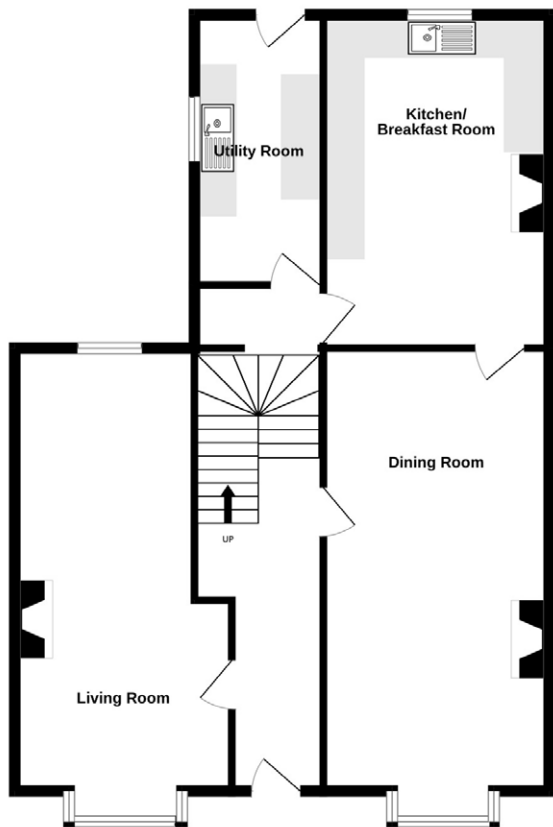




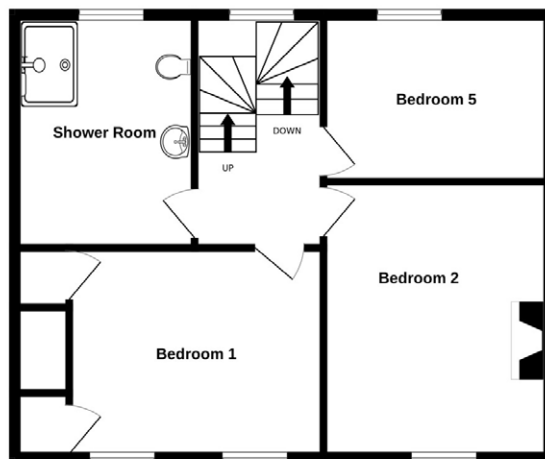


# Floorplan

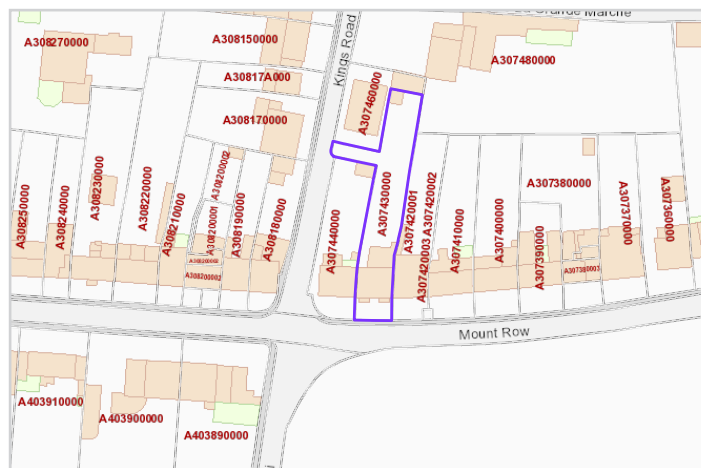
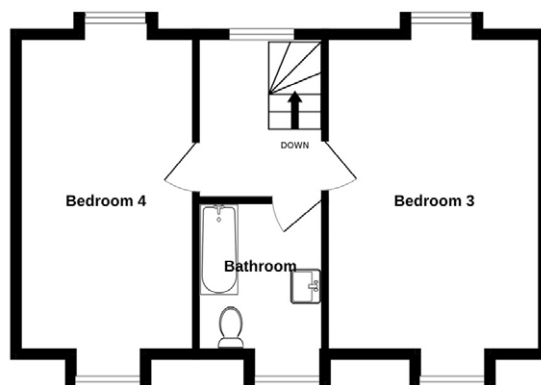
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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## GROUND FLOOR

### Entrance hall

21 x 3'10 (6.4m x 1.2m)

### Living room

25'3 (into bay window) x 12' (7.7m x 3.7m)

### Dining room

25'5 (into bay window) x 11'4 max (7.7m x 3.5m)

### Kitchen/ breakfast room

16'2 x 12' (4.9m x 3.7m)

#### APPLIANCES

- Belling oven & hob
- Extractor fan
- Smeg dishwasher
- Smeg fridge freezer

### Rear lobby

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

### Utility

12'8 x 6'9 (3.9m x 2m)

#### APPLIANCES

- Fridgemaster fridge
- Hoover tumble dryer
- Hotpoint washing machine
- Hotpoint freezer

## FIRST FLOOR

### Landing

6'8 x 3' (2m x 0.9m)

### Bedroom 1

15'4 x 11'3 (4.7m x 3.4m)

### Shower room

8'6 x 8'1 (2.6m x 2.5m)

### Bedroom 2

13'9 x 10'11 (4.2m x 3.4m)

### Bedroom 5

11'10 x 6'7 (3.6m x 2m)

## Second Floor

6'7 x 3'3 (2m x 1m)

### Landing

### Bedroom 3

14'3 x 8'5 (4.4m x 2.6m)

### Bedroom 4

14'9 x 11'7 (4.5m x 3.6m)

### Bathroom

7'10 x 6'6 (2.4m x 2m)

## EXTERIOR

There is pedestrian access off Mount Row leading to the front door and vehicular access via a driveway from Kings Road which leads onto a large gravelled parking area where there is space for storage sheds. The rear garden is laid to lawn and has a raised decked area with further patio area to enjoy outside entertaining.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, part wooden single glazing and part double glazing.

**Perry's ref:** 24 D2

**what3words:** shrivels.scaled.folk

**TRP:** 217 LISTED

## CONTACT OUR LOCAL MARKET TEAM



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