



# Les Deux Moulins

## £440,000

2 Albion Terrace, Burnt Lane, St Peter Port, GY1 1HL

LOCAL MARKET

SOLE AGENT

Built in 2009, this smart two bedroom unique home is tucked away off the main pedestrianised area of St Peter Port.

Perfect for investors, first time buyers or those looking for a lock up and leave, Les Deux Moulins further comprises a large open plan kitchen living room, WC and shower room.

A real highlight is the raised sun terrace which provides wonderful views out across Town and towards the neighbouring Islands beyond. Access from the lower ground floor is a decked area with steps down to a gravelled garden

With on street parking in the area, viewing is recommended to appreciate all on offer.

School catchment: Vauvert Primary School / Les Varendes High School

### Key facts



- Two bedroom semi detached home
- Tucked away location
- Sea & roofscape views
- Sun terrace and garden
- Super starter home, pied-a-terre or investment
- Substantial loft space

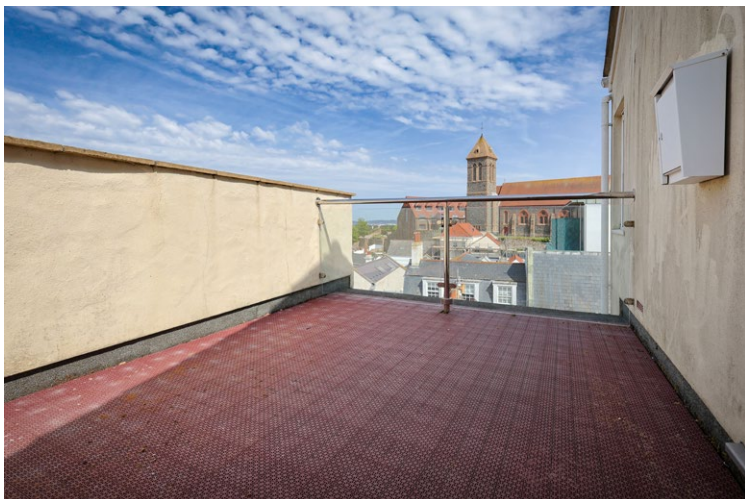
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e enq@cooperbrouard.com  
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT









## Lower Ground Floor

### Hallway

14'1 x 5'8 (4.3m x 1.7m)

### Bedroom 2

12'3 x 8'4 (3.7m x 2.6m)

### Shower room

11'4 x 5'8 (3.5m x 1.7m)

### Bedroom 1

11'4 x 10'2 (3.5m x 3.1m)

## Ground Floor

### Kitchen/ living room

17'11 x 17'5 (5.5m x 5.3m)

#### APPLIANCES

- Hotpoint oven
- Electrolux hob & extractor fan
- Electrolux dishwasher
- Electrolux fridge/freezer

## WC

6'6 x 4'4 (2m x 1.3m)

#### APPLIANCES

- Hotpoint washer dryer

## EXTERIOR

The property is approached via steps leading off Burnt Lane with a gravelled path to the front door. There is gated access to the enclosed roof terrace which leads into the living space. From the lower ground floor a door leads out on the decking with steps leading down to a further area of gravelled garden.

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

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

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**what3words:** value.dose.kipper

**TRP:** 102

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah