



4, The Oaks

Maurepas Road, St Peter Port, GY1 2DU

£565,000

LOCAL MARKET

SOLE AGENT

4 The Oaks is a well presented cavity built two bedroom house situated on a quiet clos in St Peter Port within easy walking distance of Town.

On the ground floor is a kitchen/diner with double doors leading into the spacious lounge, on the first floor are two bedrooms and family bathroom with the primary bedroom benefitting from an ensuite w.c. The rear garden is fully enclosed with a patio accessed via double doors leading from the kitchen/diner with the remainder of the garden laid to lawn with a wooden shed to one corner. The property also benefits from two parking spaces.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Well presented cavity build
- Two bedrooms
- Family bathroom and ensuite w.c
- Enclosed rear garden
- Two parking spaces

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GUERNSEY'S ESTATE AGENT



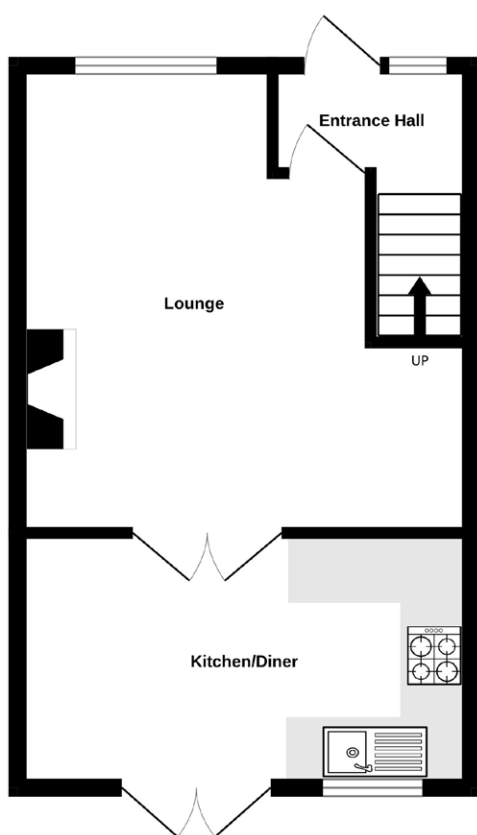




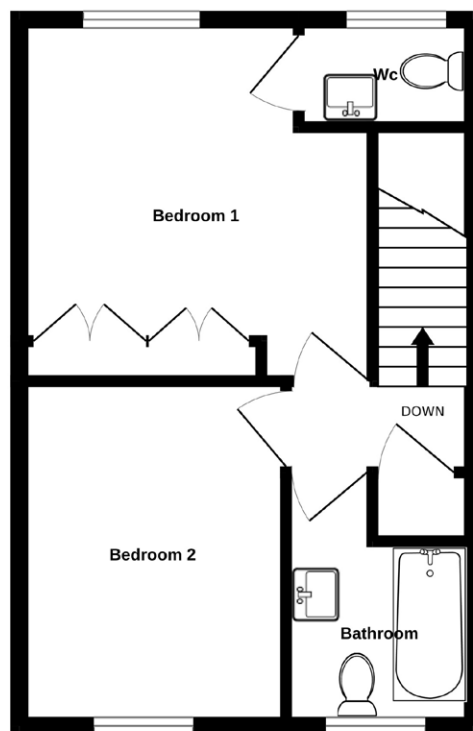


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Entrance hall

6' x 3'6 (1.8m x 1.1m)

Lounge

15'6 x 15'1 (4.7m x 4.6m)

Kitchen/diner

15' x 8'5 (4.6m x 2.6m)

APPLIANCES

- Bosch oven
- Bosch hob
- Neff extractor
- Hotpoint washing machine
- Neff dishwasher
- Integrated fridge/freezer

FIRST FLOOR

Bathroom

6' x 5'11 (1.8m x 1.8m)

Bedroom 1

12' x 11'10 (3.7m x 3.6m)

WC

6' x 3'6 (1.8m x 1.1m)

Bedroom 2

11'11 x 8'8 (3.6m x 2.6m)

EXTERIOR

The property is approached over the clos road leading to the two parking spaces, with pedestrian pathways leading to the front and rear. The rear garden is mainly laid to lawn with a wooden shed to one corner and a paved patio accessed directly from the kitchen/diner. Fully enclosed by wooden fencing the garden provides a safe space for children and pets.

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

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

Clos fee: £43 per month – covers road maintenance, communal lighting and gardening.

Perry's ref: 2 E2

what3words: fits.implants.economical

TRP: 83

CONTACT OUR LOCAL MARKET TEAM



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