



Happy Days

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

£435,000

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 comprises a lounge, kitchen and utility area on the ground floor, with two double bedrooms and a family bathroom on the first floor.

Externally, there is an enclosed courtyard garden with the added benefit of a workshop and outside WC. On-street parking is available in the immediate area. Requiring some modernisation, this property offers a great opportunity for buyers to update and make it their own.

The fully boarded loft provides excellent storage space and, subject to the necessary planning permission and building regulations approval, has the potential to be converted into an additional bedroom.

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

Key facts



- Convenient location
- Requires some modernisation with great potential
- Fully boarded loft with excellent storage and potential for conversion (subject to the necessary permissions)
- Two double bedrooms
- Enclosed courtyard garden with workshop and outside WC
- On street parking in immediate area

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GUERNSEY'S ESTATE AGENT





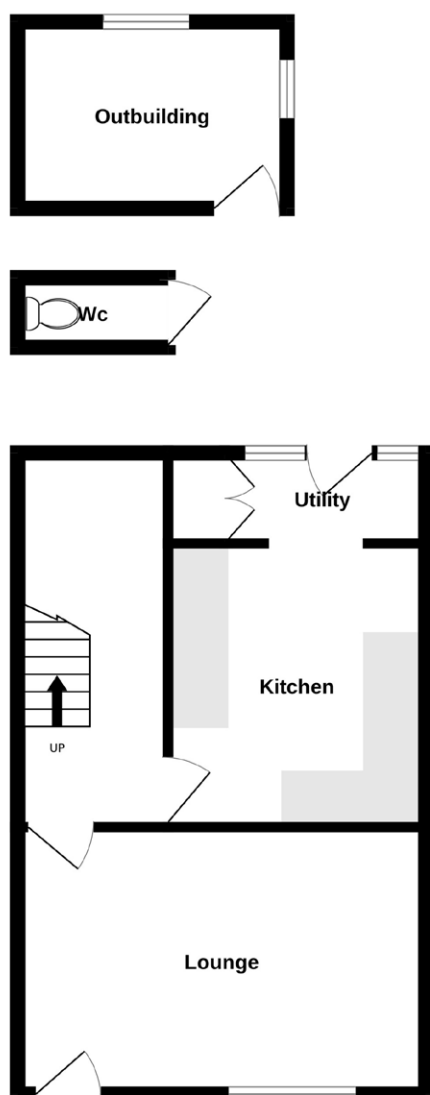






Floorplan

GROUND FLOOR



1ST FLOOR

