



2, La Maison Rozel

£850,000

Rozel Road, St Peter Port, GY1 2DY

LOCAL MARKET

This super semi detached home, offered to the market to investors only, offers spacious and bright accommodation throughout and is positioned within close proximity to both the amenities of Admiral Park and Town.

The ground floor comprises an en-suite bedroom, utility, WC and open plan kitchen living room which opens out on to the south facing patio and garden.

On the first floor, a family bathroom, main bedroom with en-suite and dressing room and further bedroom complete the offering.

With tenants in situ until April 2027, this property is a great investment opportunity.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Investment opportunity
- Spacious semi detached home
- Three bedrooms
- Family bathroom, two en-suites
- Parking for 2
- Enclosed south facing garden

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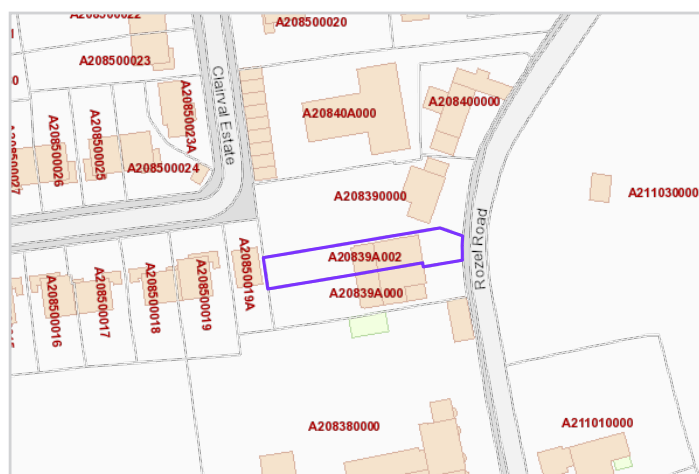








Floorplan



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GROUND FLOOR

Entrance hall

18'6 x 6'9 (5.6m x 2m)

Bedroom 3

11'6 x 10'2 (3.5m x 3.1m)

En-suite

6'8 x 4'10 (2m x 1.5m)

Utility

6' x 4'7 (1.8m x 1.4m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

WC

6'2 x 2'5 (1.9m x 0.8m)

Kitchen/living room

27'6 x 18'11 (8.4m x 5.8m)

APPLIANCES

- Neff double oven
- Neff induction hob
- Extractor fan
- Integrated dishwasher
- Integrated fridge freezer

FIRST FLOOR

10'1 x 6'10 (3.1m x 2.1m)

Family bathroom

8'8 x 6'1 (2.7m x 1.9m)

Bedroom 1

12'10 x 11'8 (4m x 3.6m)

En-suite

7'8 x 5'5 (2.4m x 1.7m)

Dressing room

4'6 x 4'4 (1.4m x 1.3m)

Bedroom 2

18'10 x 10'1 (5.7m x 3.1m)

EXTERIOR

To the front of the property are two allocated parking spaces on a brick paved drive way. To the rear is an enclosed south facing garden laid to patio and grass, complete with wooden garden shed.

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

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

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CONTACT OUR LOCAL MARKET TEAM



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