



Hillmount

Valnord Hill, St Peter Port, GY1 1HZ

£525,000

LOCAL MARKET

SOLE AGENT

Situated in an elevated town position, this four bedroom semi-detached house, although in need of renovation, offers well proportioned accommodation throughout.

The property comprises a lounge, dining room, kitchen and four bedrooms with family bathroom and separate WC. Externally the property benefits from an enclosed rear garden which is predominantly laid to lawn with a patio area and raised beds. On street parking is available in the immediate area. A great family home which offers a new owner the opportunity to modernise to personal taste.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



- Semi detached family home
- Elevated St Peter Port position
- Four bedrooms
- Enclosed rear garden and patio
- On street parking in immediate area
- Renovations required

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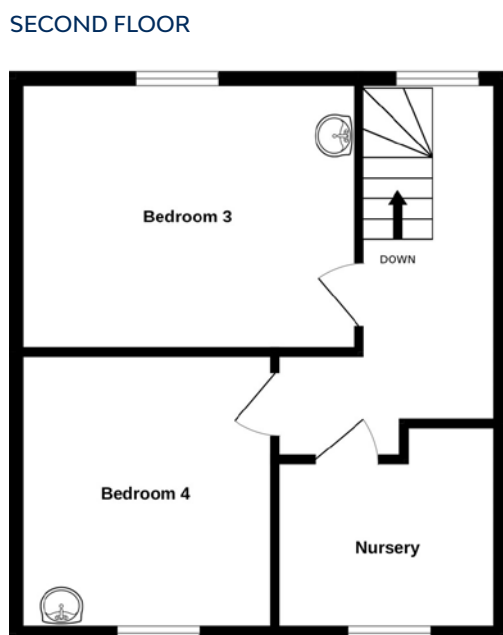
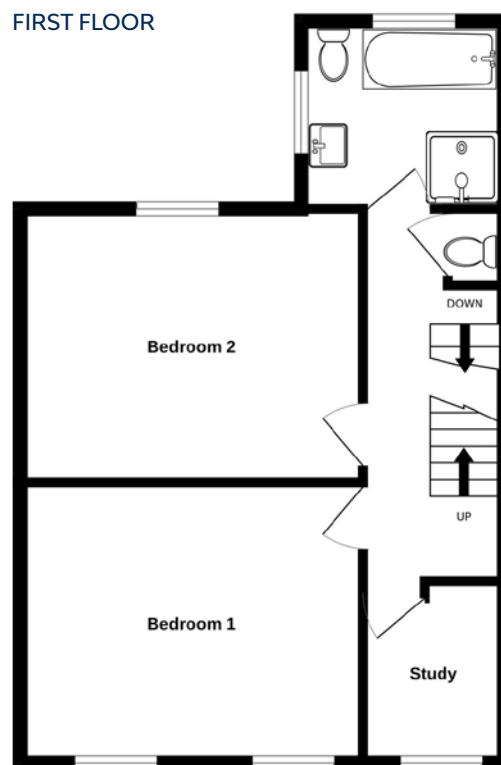
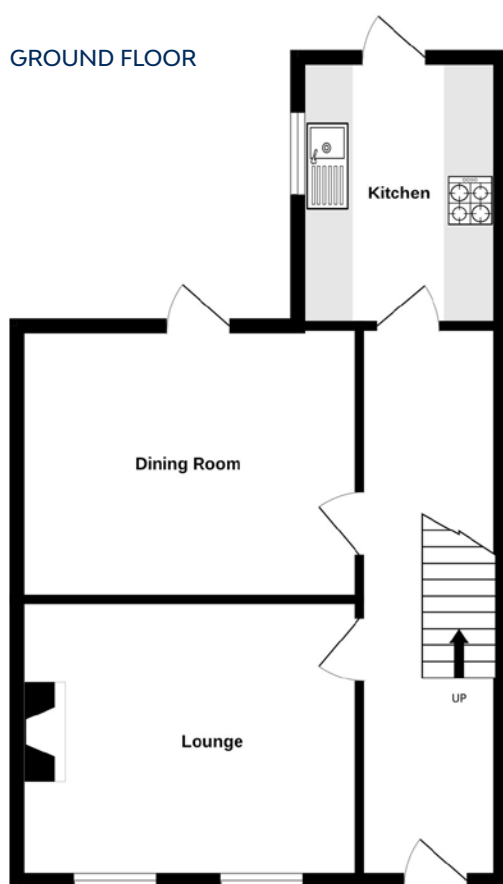








Floorplan



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LOCAL MARKET | **SOLE AGENT**

GROUND FLOOR

Entrance hall

22'4 x 5'8 (6.8m x 1.7m)

Lounge

13'7 x 11'1 (4.2m x 3.4m)

Dining room

13'6 x 10'4 (4.1m x 3.2m)

APPLIANCES:

- Hotpoint fridge freezer

Kitchen

10'10 x 8' (3.3m x 2.5m)

APPLIANCES:

- Hotpoint tumble dryer
- Hotpoint washing machine
- Creda extractor fan
- Hotpoint oven
- Creda gas hob

FIRST FLOOR

Landing

14'2 x 5'8 (4.3m x 1.7m)

Bathroom

8'7 x 7'11 (2.7m x 2.4m)

Bedroom 1

13'9 x 11'11 (4.2m x 3.7m)

Bedroom 2

13'10 x 10'6 (4.2m x 3.2m)

Study

9'2 max x 5'9 (2.8m max x 1.8m)

SECOND FLOOR

Landing

8'4 x 6' (2.6m x 1.8m)

Nursery

13'6 x 8' (4.1m x 2.5m)

Bedroom 3

12'9 x 11'1 (3.9m x 3.4m)

Bedroom 4

10'10 x 10'10 (3.3m x 3.3m)

EXTERIOR

The front of the property is accessed off Valnord Hill. To the rear of the property is an enclosed garden complete with raised borders.

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

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

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