

CHELVATON



3

BEDROOMS

2

BATHROOMS

1,268

SQ FT

0.1

ACRES

£1,295,000 OPEN MARKET, ST. PETER PORT

Chelvaton is a Part A detached property situated on the popular Kings Road. The property is located within a short drive of central St. Peter Port and close to both local amenities and the hospital. The accommodation on the ground floor comprises of entrance hall, sitting room, dining room and kitchen. The first floor comprises of three bedrooms (primary en-suite) and family bathroom. Externally there is parking for three cars, a separate garage and an enclosed rear garden. In addition, there have been approved plans for a substantial modern extension that would significantly increase the size of the property, including an open plan kitchen, dining and living area, opening onto the rear garden, plus a self-contained garden room. Full plans are available for viewing on request. An excellent home worthy of closer inspection.

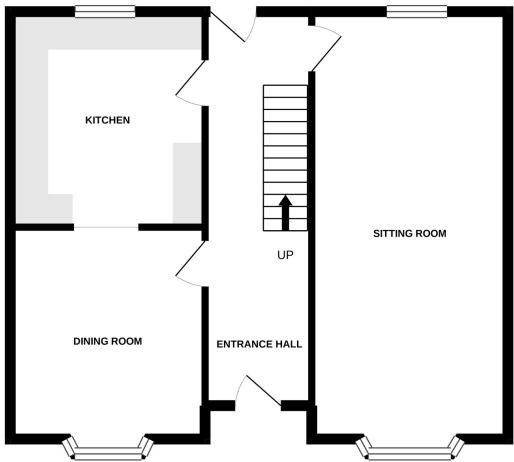


LIVINGROOM
The Channel Island Estate Agent

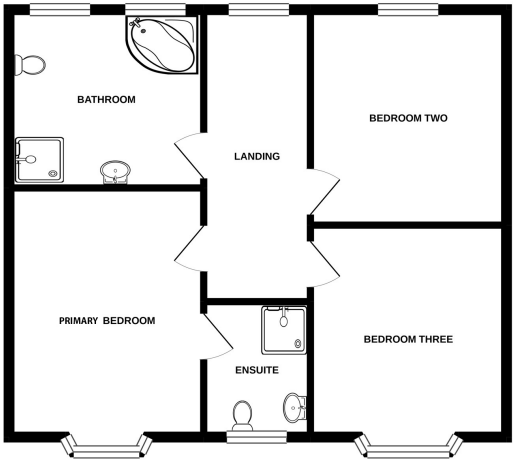




GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

GROUND FLOOR

Entrance hall	21'6 x 5'10
Sitting room	23'11 x 10'8
Dining room	11'7 x 10'7
Kitchen	11'9 x 10'7

FIRST FLOOR

Landing	
Primary bedroom	13'9 x 10'7
En-suite shower room	7'5 x 5'10
Bedroom two	11'9 x 10'8
Bedroom three	11'8 x 10'8
Family bathroom	10'7 x 9'9

KEY FACTS

A detached family home on the popular Kings Road
Short drive to St. Peter Port and close to local amenities
Three bedrooms and two bathrooms
Walled rear garden, a garage and parking for several vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

APPLIANCES

Beko washing machine
Bosch dishwasher
Bosch dryer
Bosch oven and hob
Bosch fridge/freezer

INCLUSIONS

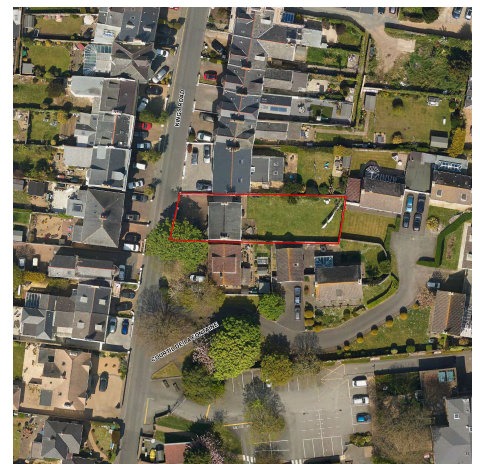
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Vauvert Primary
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£1,295,000



LIVINGROOM
The Channel Island Estate Agent