

2, LA MAISON ROZEL



3

BEDROOMS

3

BATHROOMS

1,251

SQ FT

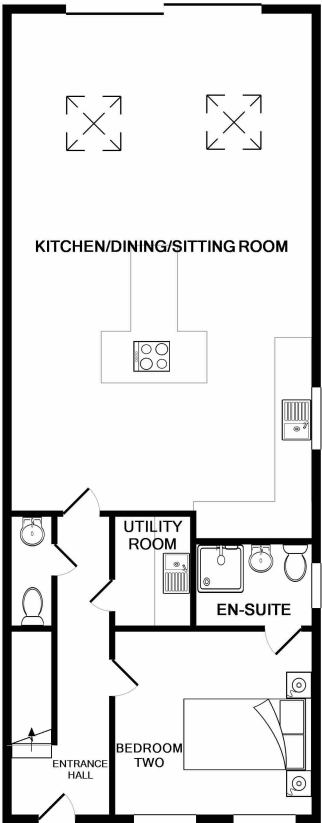
£850,000 LOCAL MARKET, ST. PETER PORT

2, La Maison Rozel is a stunning, semi-detached family home finished to a high specification throughout. Situated in a quiet lane on the outskirts of St. Peter Port, the modern and spacious accommodation on the ground floor comprises entrance hall, double bedroom with en-suite shower room, utility room, cloakroom and kitchen/dining/sitting room with bi-folding doors leading to the garden. The first floor offers double bedroom, family bathroom and primary bedroom with en-suite shower room and dressing room. Externally, the property benefits from an easily maintained, West-facing garden and parking for two vehicles. (N.B. the property is tenanted until April 2027).

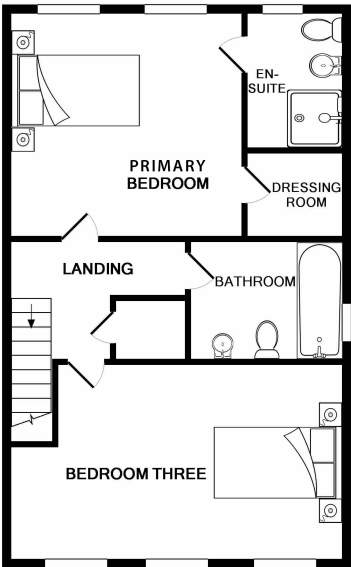


LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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GROUND FLOOR

Entrance hall	16'4 x 5'7
Kitchen/dining/sitting room	29'5 x 18'4
Bedroom two	11'6 x 10'2
En-suite shower room	6'7 x 4'8
Utility room	6' x 4'4
Cloakroom	6'2 x 2'5

FIRST FLOOR

Landing	12' x 9'8
Primary bedroom	13'3 x 12'8
En-suite shower room	7'4 x 5'5
Bedroom three	18'8 x 10'9
Family bathroom	8'6 x 6'8

KEY FACTS

Modern, semi-detached property
Convenient location
West-facing garden
Parking for two vehicles
Rented until April 2027

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES

Neff oven
Neff combi microwave
Neff induction hob
Neff extractor unit
Hotpoint fridge freezer
Neff dishwasher
Caple wine fridge

INCLUSIONS

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

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.

£850,000



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