

# ROWAN HOUSE

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**1,071**

SQ FT

## POA LOCAL MARKET, ST. PETER PORT

This 1930's, semi-detached property is situated on the outer edge of St Peter Port, yet within walking distance to various shops, amenities and nearby eateries. Upgraded in recent years, the accommodation is well presented and offers the potential for a lovely family home. The ground floor accommodation comprises entrance hall, cloakroom, sitting room and a modern, fully fitted kitchen. The first floor has two double bedrooms, bathroom and a study. Externally, there is a paved driveway to the front and to the rear, an enclosed garden and a detached single garage. A charming home in a convenient location with far reaching views to the front of the property. Viewing is highly recommended.



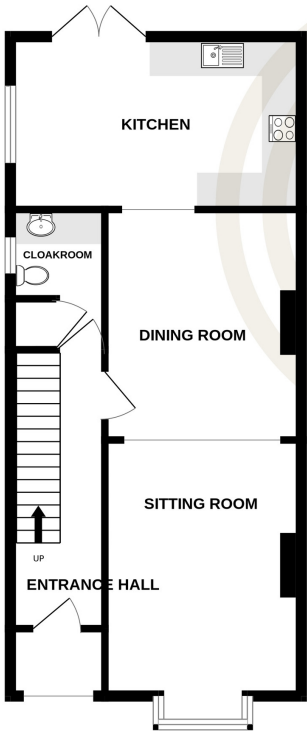
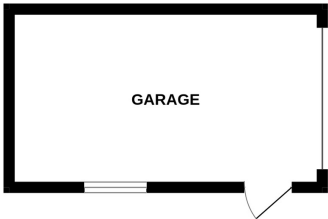
**LIVINGROOM**  
The Channel Island Estate Agent



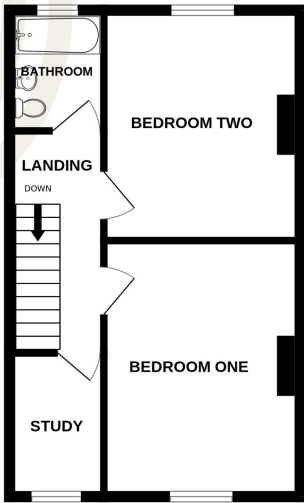




GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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.



## GROUND FLOOR

Entrance hall	14'6 x 5'0
Sitting room	15'0 x 10'2
Dining room	12'2 x 10'2
Kitchen	15'4 x 9'1
Cloakroom	7'4 x 5'0
Garage	16'6 x 9'4

## FIRST FLOOR

Landing	9'8 x 5'0
Bedroom one	12'5 x 9'7
Bedroom two	11'7 x 9'7
Study	7'7 x 5'3
Bathroom	6'3 x 5'3

## KEY FACTS

Charming semi-detached property  
Convenient location  
Modern kitchen leading out to a private garden  
Parking and garage

## SERVICES

Mains

## DRAINAGE

Mains

## HEATING

Electric

## APPLIANCES

Cooke and Lewis oven  
Induction hob  
Extractor  
Hotpoint 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.

## POA



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