

3 COLUMBIA TERRACE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,553

SQ FT

£1,350,000 OPEN MARKET, ST. PETER PORT

3, Columbia Terrace is an immaculate, three bedroom townhouse situated in St. Peter Port with a low maintenance courtyard garden and parking space. Arranged over three floors, the house is very light throughout with original features combined with modern appliances, kitchen and bathrooms. The ground floor comprises a generous entrance hall with original floor tiles, excellent storage, cloakroom/utility room, sitting room and kitchen/dining room with a lantern roof and French doors leading to the courtyard garden. Accommodation on the first floor comprises two double bedrooms and bathroom with further accommodation on the second floor including the primary bedroom with Captain's window plus en-suite shower room. A perfect low maintenance and convenient home in Guernsey.



LIVINGROOM
The Channel Island Estate Agent



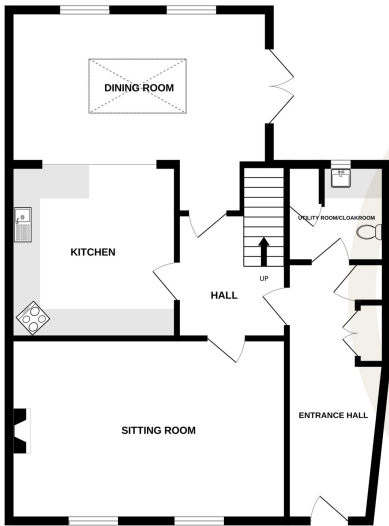




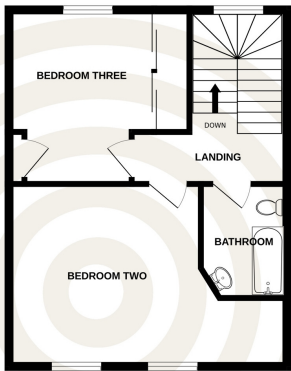




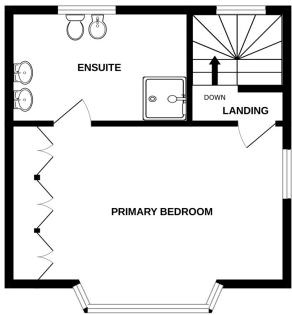
GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1553 sq.ft. (144.2 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.
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GROUND FLOOR

Entrance hall	17'5 x 5'8
Utility room/cloakroom	6'8 x 6'6
Hall	8'4 x 5'9
Sitting room	19'4 x 12'2
Kitchen	11'7 x 11'2
Dining room	15'6 x 10'3

FIRST FLOOR

Landing	12'7 x 5'9
Bedroom two	18'9 x 12'2
Bedroom three	11'7 x 11'5
Bathroom	7'7 x 5'9

Second Floor

LANDING

Primary bedroom	17'6 x 12'7
En-suite shower room	11'7 x 7'7

KEY FACTS

Immaculate townhouse
Central St. Peter Port location
A stone throw's away from Candie Gardens & Cambridge Park
Well-proportioned accommodation in excellent order
Enclosed courtyard & parking space
Rented parking nearby

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas Central Heating

APPLIANCES

Neff Oven
Neff microwave oven
Neff hob
Neff extractor unit
Whirlpool American fridge freezer
Wine cooler
Neff dishwasher
Whirlpool washing machine
Whirlpool tumble dryer

FIBRE

Fibre installed

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.

£1,350,000



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