

2 Hillside

Mont Morin
St Sampson

RECENTLY RENOVATED 3 BEDROOM TERRACED HOUSE IN PRIME LOCATION

This 3 bedroom terraced house is conveniently located on the doorstep of Delancey Park and within walking distance to the local amenities of the Bridge.

With an open plan kitchen and living space, leading out to a private garden on the ground floor, spacious master bedroom with en-suite and a shower room on the first floor, and two further double bedrooms on the second floor encompassing distant sea views to the neighbouring islands and Vale Castle.

One parking space is included with the property, with the option to obtain a permit for parking at Delancey Park car park if required.

LOCAL MARKET SALE

£525,000

- 3 Bedrooms
- 2 Bathrooms
- 1 parking space
- Additional parking by permit available
- Convenient location
- Move-in condition
- Distant sea and island views
- TRP: 92
- Perry's Ref: 11 E4
- What3Words: join.washing.pickles

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CARRÉ
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

St. Sampson, Guernsey, GY2 4HW

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carreproperty.co.uk



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Rooms:

Ground Floor

Kitchen Area: 2.9m x 2.6m max (9'6" x 8'6" max)
Lounge Area: 4.7m x 3.7m max (15'5" x 12'2" max)

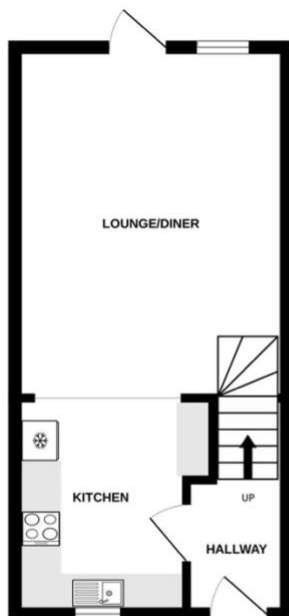
First Floor

Bedroom 1: 3.7m x 3.6m (12'2" x 11'10")
En-Suite: 3.8m x 1.4m max (12'6" x 4'7" max)
Shower Room: 2.15m x 0.96m (7'1" x 3'2")

Second Floor

Bedroom 2: 3.7m x 2.4m + 1.35m x 1.26m (12'2" x 7'10" + 4'5" x 4'2")
Bedroom 3: 3.5m x 2.5m (11'6" x 8'2")

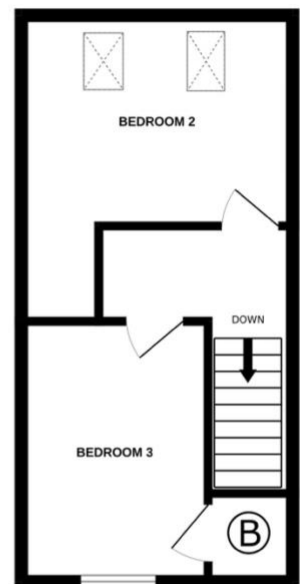
GROUND FLOOR

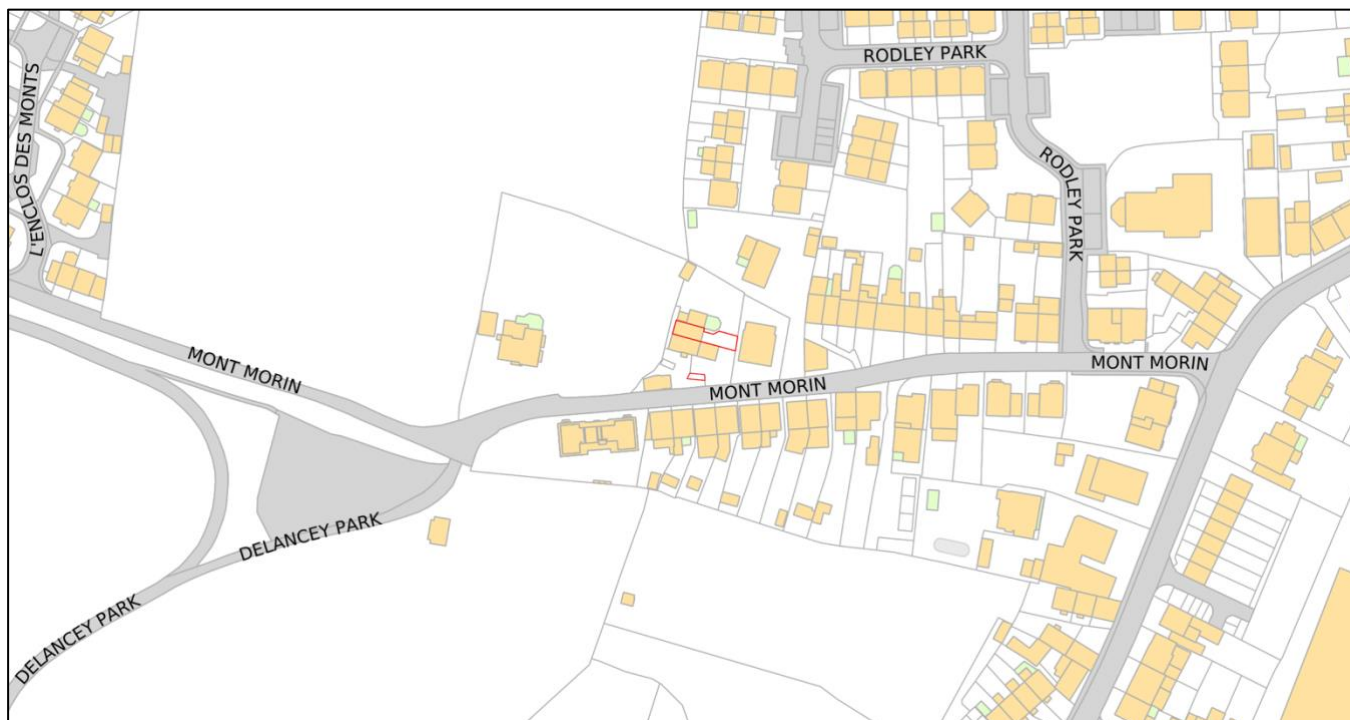


1ST FLOOR



2ND FLOOR





SERVICES:

Mains electricity, water, drainage. Gas and Electric/Solar central heating.

VIEWING:

By appointment through Carré Property Limited.

APPLIANCES:

Cooke & Lewis induction hob, Beko oven, Hoover washing machine, slimline dishwasher, fridge freezer.
Multi-fuel Stove

PLEASE NOTE:

These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.



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