

LOCAL MARKET FOR SALE

W: lovelsproperty.com T: 723630

Est 1879

LOVELLS



Euro
£540,000

12 Collings Rise, Collings Road, St Peter Port, GY1 1TY
Perry's Ref: 2B3 TRP: 169

- Modern semi- detached house
- Garage and parking
- Outskirts of town
- Move-in condition
- Front and rear garden
- Large conservatory



03

BEDROOM(S)



01

BATHROOM(S)



03

PARKING

Euro

£540,000

Euro is a modern, two story, semi-detached house tucked away in the corner of a quiet clos on the outskirts of St. Peter Port. The house is immaculately presented and is in truly move-in condition. The accommodation on the ground floor comprises of an entrance hall, WC, large living/dining room, new kitchen and a huge conservatory which is great for entertaining. On the first floor there is two double bedrooms, both with storage cupboards, a single bedroom and a four-piece bathroom suite. Externally there is parking for two cars, a garage, a front garden and a rear garden. The rear garden is partly terraced and also has great entertaining space, including an outdoor kitchen.

Directions

Travelling along Collings Roads towards Waitrose, take the second left turning after the filter at Les Ozouets into Jardin De L'epine. Then take the first left into Collings Rise. Follow the Clos road all the way around to the end and Euro is in the far left corner.

Entrance Hall: 13'3 x 9'9 max
WC: 6' x 3
Living/dining room: 19'8 x 11'5
Kitchen: 9'9 x 6'5
Conservatory: 16'2 x 11'11
Bedroom 1: 10'10 x 8'6
Bedroom 2: 10'10 x 10'6 max
Bedroom 3: 9'6 x 6'5
Bathroom: 9'7 x 6'4 max
Landing: 6'10 max x 4'6
Garage: 14'4 x 10'10

Fittings

All carpets, curtains, blinds, light fittings and kitchen appliances as fitted included in sale:

Services

Mains water and electricity. Oil fired central heating and double glazing. Mains drainage.

Possession

By arrangement.

Viewing

Strictly by appointment with Lovell & Partners.

Further information

If you would like any further information or wish to view the property please contact us on 01481 723636.

Opening Hours

Monday to Friday: 8.45am to 5.00pm
Saturdays and out of hours by prior arrangement











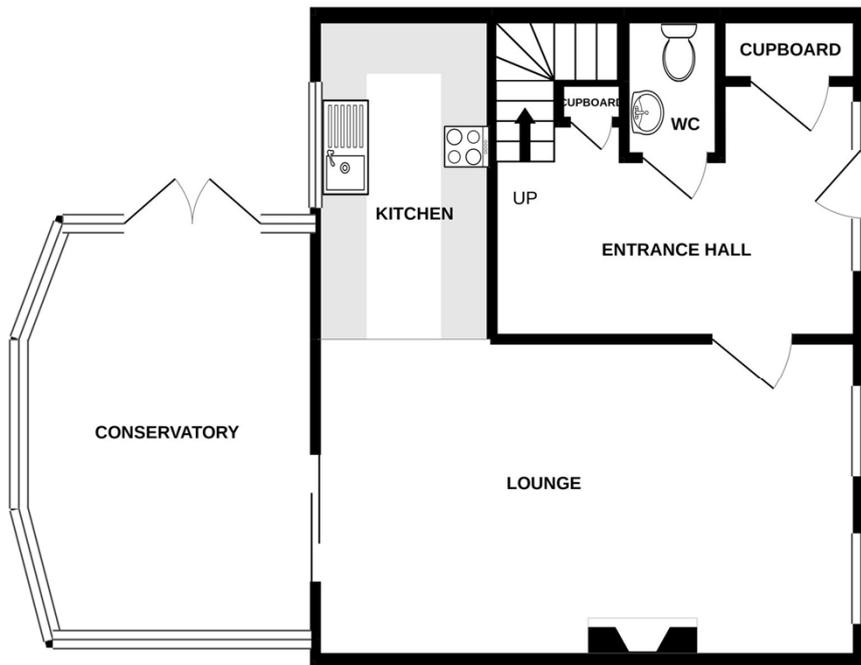




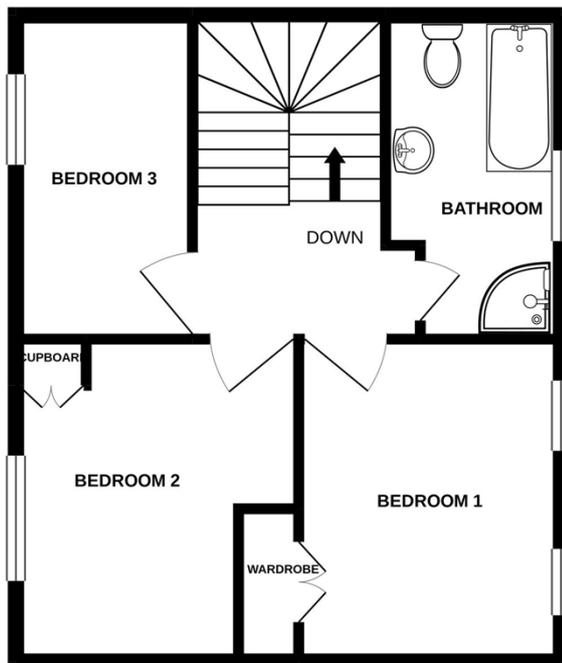




GROUND FLOOR



1ST FLOOR



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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