

SOLE
AGENT

Number 3

Back Street | St Peter Port

This large family home is presented to the market in excellent condition. Nestled away in the Old Quarter the house benefits from having the town amenities a short walk away. The property is full of original and unique features and offers any potential buyer various ways to utilise the accommodation on offer. Accommodation comprises lounge, kitchen/diner, six bedrooms, kitchenette, a bathroom, shower room and a utility room. To the rear of the property is a tiered garden over three levels, the top of which boasts wonderful views across town rooftops.

£495,000

6 BEDROOMS

3 BATHROOMS

1 RECEPTION

Shields
& Rutland

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

17' 2" x 6' 7" (5.24m x 2.00m)

Lounge

14' 11" x 13' 7" (4.55m x 4.13m)

Kitchen/Diner

14' 10" x 13' 11" (4.53m x 4.24m)

Utility Room

18' 2" x 8' 8" (5.54m x 2.65m)

First floor landing

8' 4" x 6' 5" (2.55m x 1.96m)

Rear Hall

11' 2" x 4' 11" (3.40m x 1.50m)

Bathroom

12' 5" x 8' 8" (3.78m x 2.65m)

Bedroom 1

14' 11" x 13' 11" (4.54m x 4.25m)

Dressing Room

6' 2" x 6' (1.88m x 1.82m)

Bedroom 2

14' 10" x 13' 6" (4.52m x 4.12m)

Second Floor Landing

8' x 3' (2.44m x 0.91m)

Bedroom 3

13' 11" x 15' (4.24m x 4.58m)

Inner hall

7' 7" x 3' 3" (2.32m x 1.00m)

Kitchenette

6' 11" x 6' (2.12m x 1.82m)

Bedroom 4

14' 8" x 13' 6" (4.47m x 4.12m)

Third floor landing

6' 8" x 8' 8" (2.04m x 2.65m)

Shower room

6' 1" x 5' 3" (1.85m x 1.60m)

Bedroom 5

14' 2" x 11' 7" (4.31m x 3.53m)

Bedroom 6

13' 3" x 13' 1" (4.03m x 4.00m)

Garden

To the rear of the property is a tiered garden over three levels, the top of which boasts wonderful views across town rooftops.

Shower room

The property benefits from an outside WC/Shower room.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Spacious accommodation
- Original features
- Multi-fuel burning stove

SERVICES

Mains drain, water and electricity.

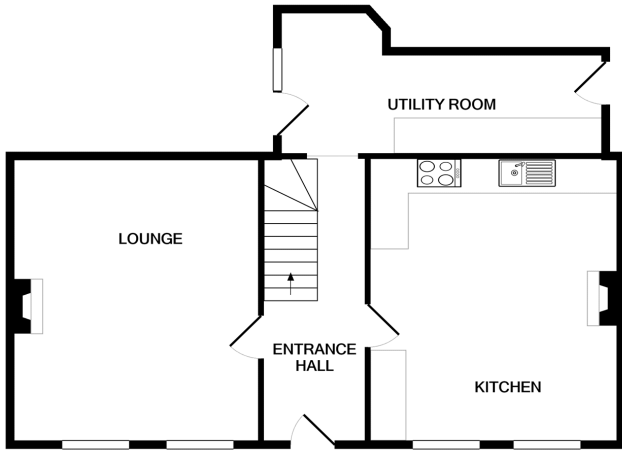
APPLIANCES INCLUDED

- Belling hob
- Single oven
- Extractor fan
- Bosch dishwasher

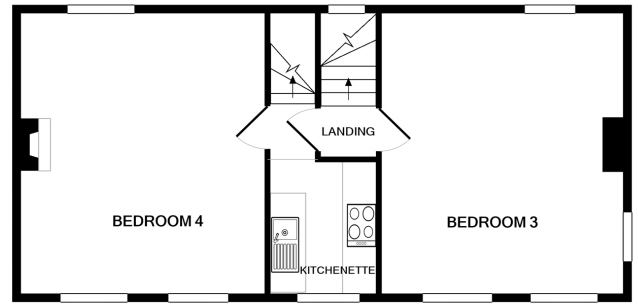
SCHOOL CATCHMENT

- Vauvert Primary School
- Mare de Carteret High School

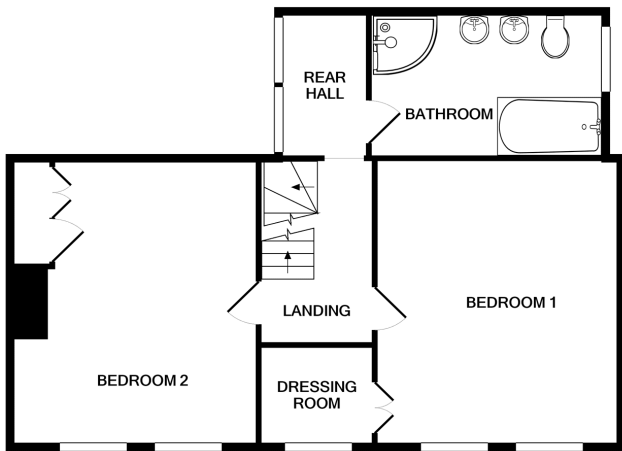
FLOORPLAN



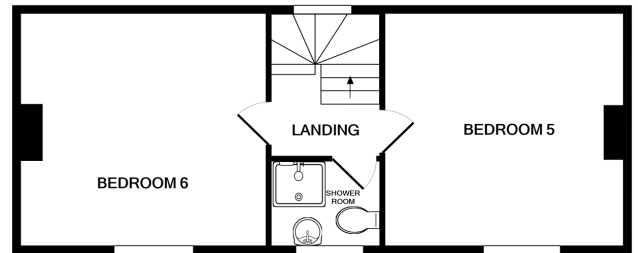
GROUND FLOOR



2ND FLOOR



1ST FLOOR



3RD FLOOR

BACK STREET

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.

Made with Metropix ©2019

T 01481 714445
E info@shieldsandrutland.gg

Shields & Rutland, 31 Glatigny Esplanade,
St. Peter Port, Guernsey, GY1 1WR

shieldsandrutland.gg

Shields
& Rutland

OPENING DOORS SINCE 1993