

SOLE  
AGENT

## 110 Victoria Road

St Peter Port | Guernsey | GY11JG

This beautiful example of a traditional town house is located on the outskirts of The Old Quarter, with the centre of town, Beau Sejour and Candie Gardens all a short stroll away. This mid-terrace property has been sensitively upgraded by the current owners who were careful to retain original features so this wonderful family home stayed full of character and charm. Number 110 has the benefit of an independent basement flat which would be ideal for a dependent relative, visitors or as a potential rental. Accommodation in the main house comprises lounge, kitchen/breakfast room, conservatory, three double bedrooms and two bathrooms. The basement flat comprises open plan kitchen/lounge/diner, utility area, a double bedroom and a shower room. To the rear of the property is a low maintenance, courtyard garden with steps to a parking area. While this area can facilitate two small vehicles, it currently houses a shed (with power) which leaves space for a single car at present. There is also good on street parking in the area if required.

**£760,000**

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

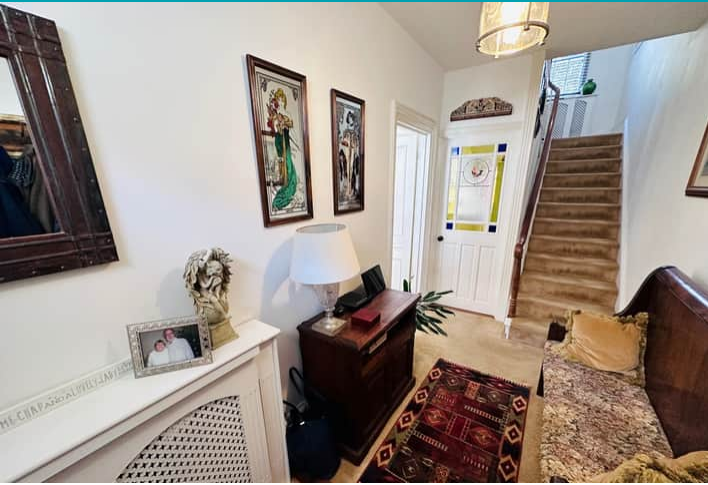
2 BATHROOMS

2 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993

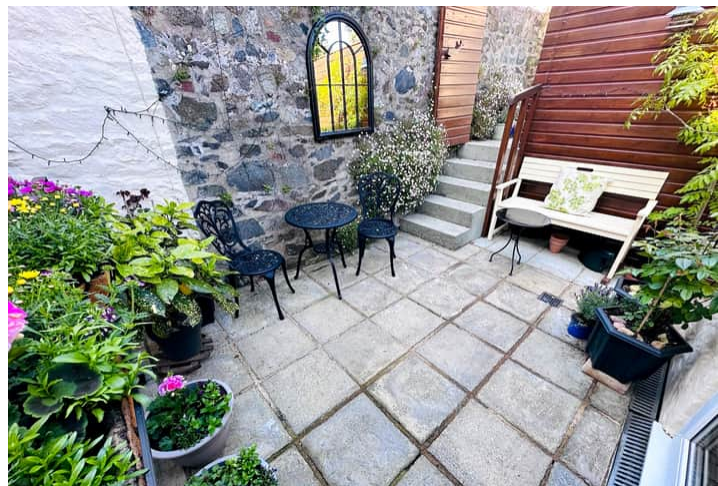
# PHOTOS



# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

3.99m x 1.83m (13' 1" x 6' 0")

## Lounge

4.24m x 4.17m (13' 11" x 13' 8")

## Kitchen/Diner

4.34m x 3.25m (14' 3" x 10' 8")

## Conservatory

3.68m x 2.67m (12' 1" x 8' 9")

## First Floor Landing

4.25m x 0.90m (13' 11" x 2' 11")

## Bedroom 1

4.24m x 4.17m (13' 11" x 13' 8")

## Bedroom 2

3.53m x 3.30m (11' 7" x 10' 10")

## Bathroom

2.87m x 1.83m (9' 5" x 6' 0")

## Bedroom 3

5.36m x 4.85m (17' 7" x 15' 11")

## Ensuite Bathroom

2.44m x 1.65m (8' 0" x 5' 5")

## Flat: Lounge/Diner

4.17m x 3.99m (13' 8" x 13' 1")

## Flat: Kitchen

4.78m x 1.7m (15' 8" x 5' 7")

## Flat: Bedroom

3.68m x 3.05m (12' 1" x 10' 0")

## Flat: Ensuite

1.88m x 1m (6' 2" x 3' 3")

## Flat: Utility Room

1.68m x 1.30m (5' 6" x 4' 3")

## Garden

To the rear of the property is a low maintenance, courtyard garden with steps to a parking area.

## Parking

While this area can facilitate two small vehicles, it currently houses a shed (with power) which leaves space for a single car at present. There is also good on street parking in the area if required.

## PRICE INCLUDES

Curtains, carpets and some light fittings.

## SPECIAL FEATURES

- Spacious accommodation
- Original features
- Immaculately presented
- One bedroom flat

## SERVICES

Mains water, electricity and drainage. Full central heating.

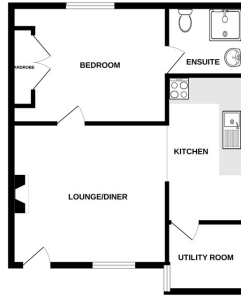
## APPLIANCES INCLUDED

To be agreed at sale

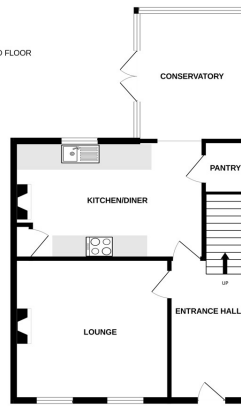
## SCHOOL CATCHMENT

Vauvert Primary School and Les Varendes High School

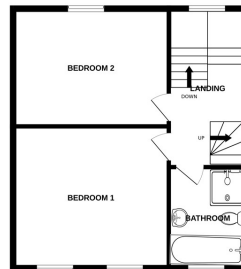
BASEMENT



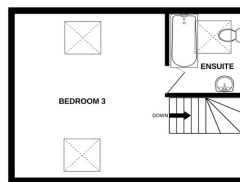
GROUND FLOOR



1ST FLOOR



2ND FLOOR



110 VICTORIA ROAD

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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