

SOLE
AGENT

Bahay Kubo

Le Villocq | Castel | Guernsey | GY57SH

This semi-detached family home is offered to the market in move-in condition having been partially upgraded by the current owners, but still offers the potential to modernise and extend. Bahay Kubo is located in a quiet clos of similar houses and is within walking distance of Sausmarez Park, the KGV and other amenities. The spacious accommodation comprises open plan lounge/diner, kitchen, conservatory, four bedrooms a shower room, bathroom and a WC. To the rear of the property is a low maintenance rear garden predominantly laid to lawn but with a patio and mature borders. To the front of the property is a driveway which can facilitate two vehicles but this could easily be increased.

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

£740,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



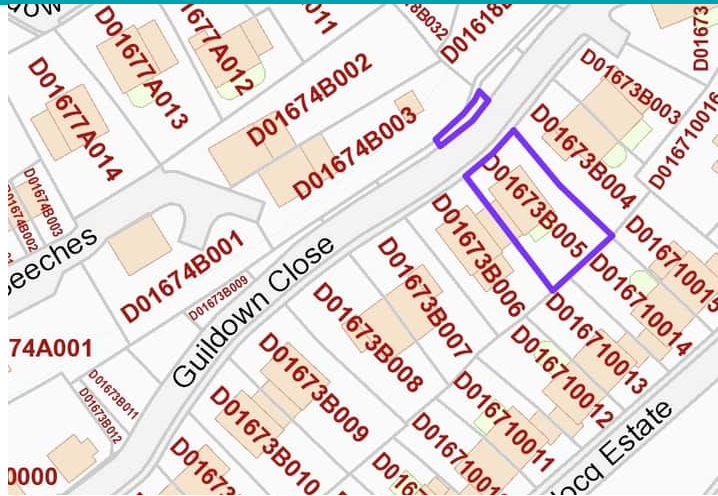
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.3m x 1.8m (14' 1" x 5' 11")

WC

1.7m x 0.8m (5' 7" x 2' 7")

Lounge/diner

8.3m x 3.8m (27' 3" x 12' 6")

kitchen

4m x 2.4m (13' 1" x 7' 10")

Conservatory

4.5m x 2.3m (14' 9" x 7' 7")

Shower Room

2.3m x 1.3m (7' 7" x 4' 3")

Bedroom 4

4.2m x 2.4m (13' 9" x 7' 10")

First Floor Landing

2.3m x 1.9m (7' 7" x 6' 3")

Bedroom 1

4.6m x 3.2m (15' 1" x 10' 6")

Bedroom 2

2.7m x 2.7m (8' 10" x 8' 10")

Bedroom 3

3.6m x 1.9m (11' 10" x 6' 3")

Bathroom

2.5m x 2m (8' 2" x 6' 7")

Parking

The front drive way provides parking for two vehicles. This could be increased by converting the front lawn to hardcore.

Garden

To the rear of the property is a low-maintenance garden predominantly laid to lawn with a small patio area. The whole bordered by mature trees and shrubs.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Quiet location
- Spacious accommodation
- Low maintenance garden
- Potential to extend

SERVICES

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

APPLIANCES INCLUDED

Zanussi induction hob

Zanussi extractor fan

Zanussi integrated oven

Zanussi microwave

Zanussi washer dryer

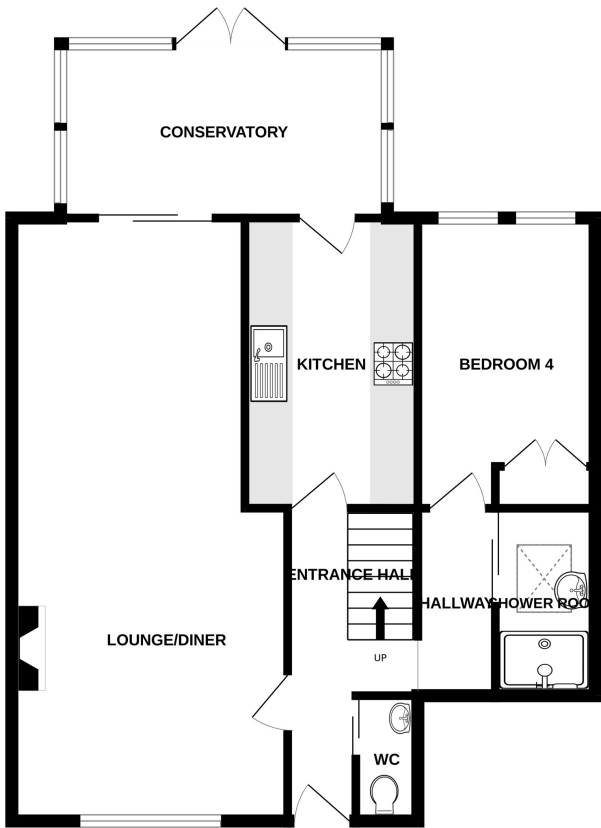
Zanussi fridge/freezer

SCHOOL CATCHMENT

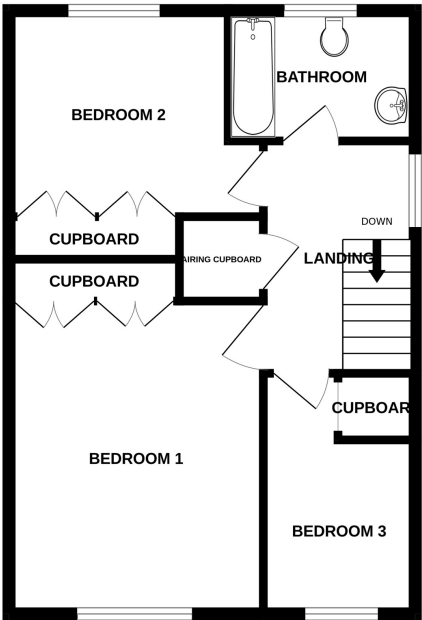
La Mare De Carteret Primary School

Les Varendes High School

GROUND FLOOR



1ST FLOOR



BAHAY KUBO

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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