SOLE  
AGENT

## Aurora

Rohais | St Peter Port | GY11YL

This spacious yet cosy mid-terrace house is offered to the market in excellent condition. The property is conveniently located on the outskirts of St Peter Port with shops and bars nearby while also having the country lanes of St Andrews a short walk away. Accommodation comprises lounge, a kitchen/diner, two double bedrooms and a shower room. To the rear of the property is a large, low maintenance garden predominantly laid to lawn with both a patio area and a large shed. The front drive provides parking for one car. This wonderful home needs to be viewed to be truly appreciated.

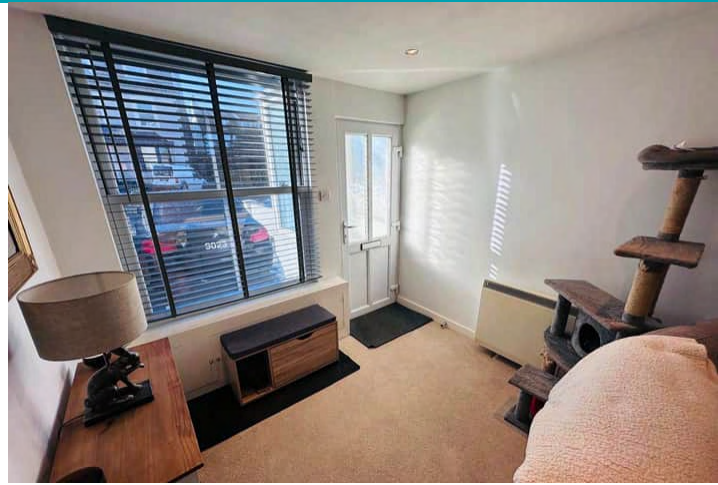
£475,000

2 BEDROOMS

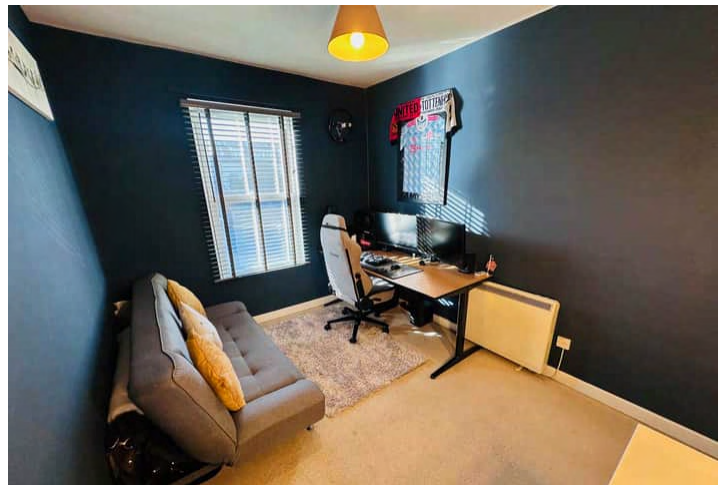
1 BATHROOM

1 RECEPTION

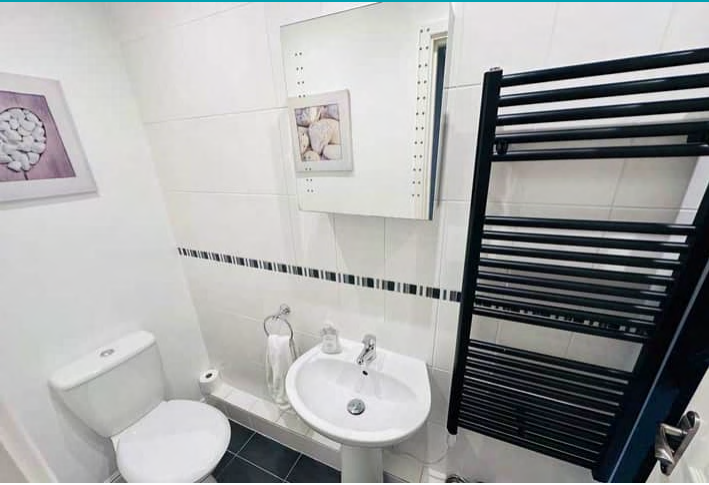
# PHOTOS



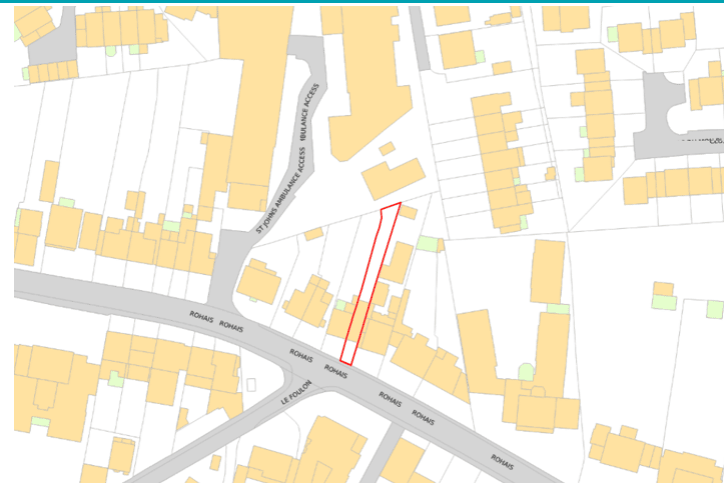
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Porch

0.99m x 0.85m (3' 3" x 2' 9")

## Lounge

7.39m x 2.68m (24' 3" x 8' 10")

## Kitchen/Diner

4.27m x 3.37m (14' 0" x 11' 1")

## First Floor Landing

2.98m x 1.62m (9' 9" x 5' 4")

## Bedroom 1

4.41m x 3.28m (14' 6" x 10' 9")

## Bedroom 2

3.47m x 2.70m (11' 5" x 8' 10")

## Bathroom

2.79m x 1.79m (9' 2" x 5' 10")

## Garden

To the rear of the property is a large, low maintenance garden predominantly laid to lawn with both a patio area and a large shed.

## Parking

The front drive provides parking for one car.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Low maintenance garden
- Convenient location
- uPVC double glazed
- Light and spacious

## SERVICES

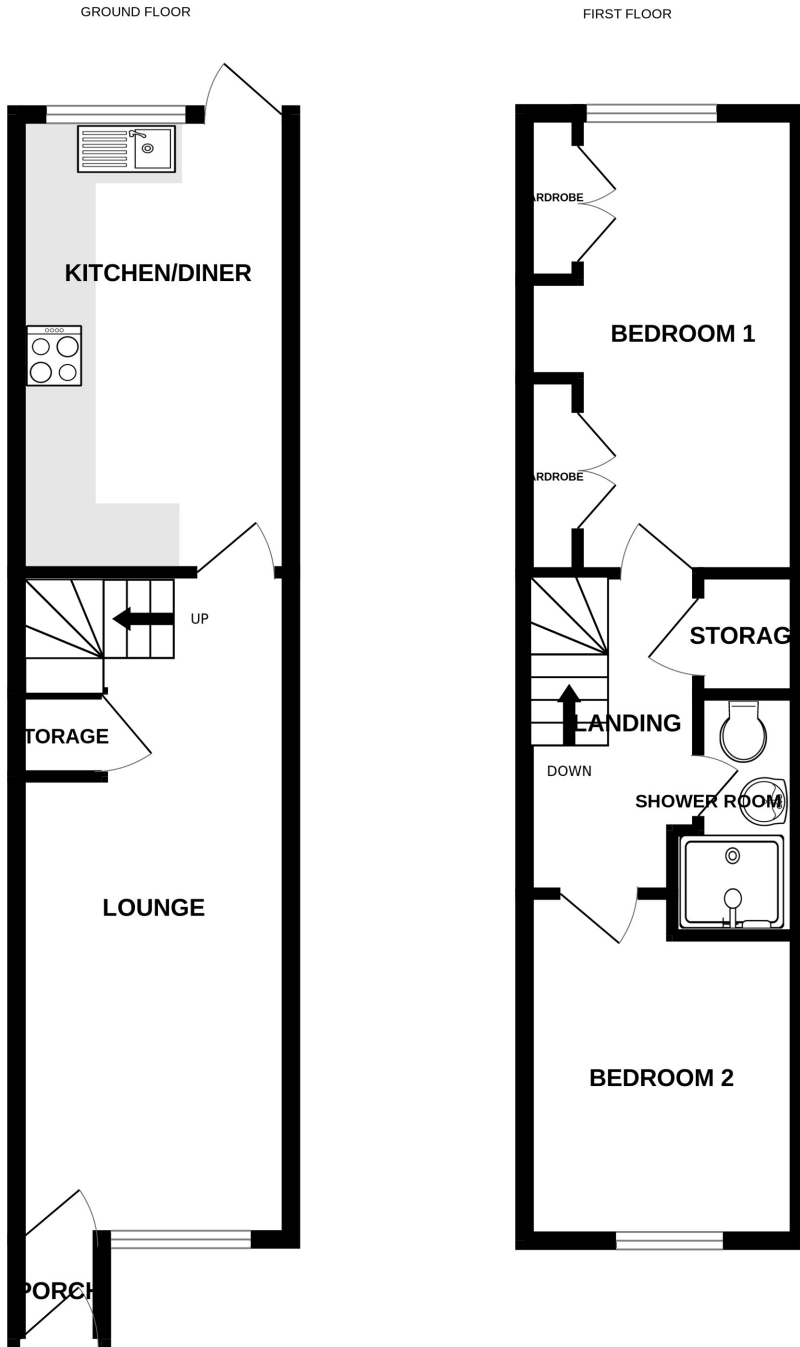
Mains water, electricity and drainage. Electric heating.

## APPLIANCES INCLUDED

- Zanussi dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer
- Integrated fridge/freezer
- Single oven
- Halogen hob
- Extractor fan

## SCHOOL CATCHMENT

Vauvert Primary School and La Mare de Carteret



## AURORA

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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