

SOLE
AGENT

Santa Rosa

22 Coronation Road | St Peter Port | GY11XD

This end-terrace townhouse is presented to the market needing upgrading throughout and has the benefit of being located in a convenient area of St Peter Port with the High Street, Candie Gardens and Beau Sejour all a very short walk away. Accommodation comprises open plan lounge/diner, kitchen, sun room, two bedrooms and a bathroom. To the rear is an enclosed courtyard garden completely laid to patio with a side gate providing access to the front of the property. There is excellent on street parking in the area with rental spaces nearby.

2 BEDROOMS

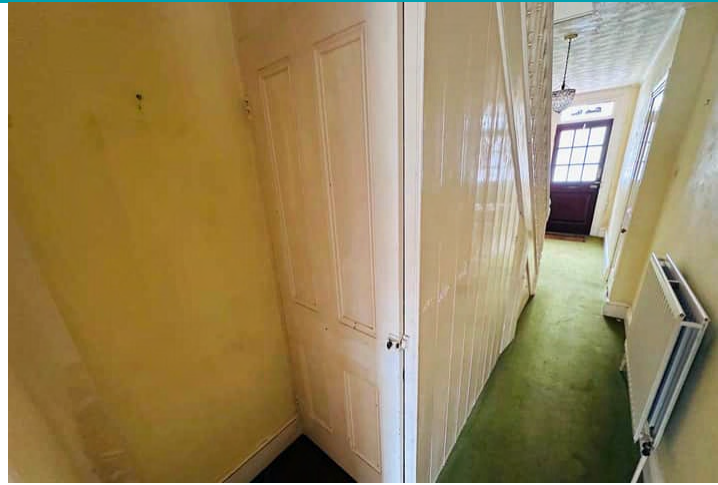
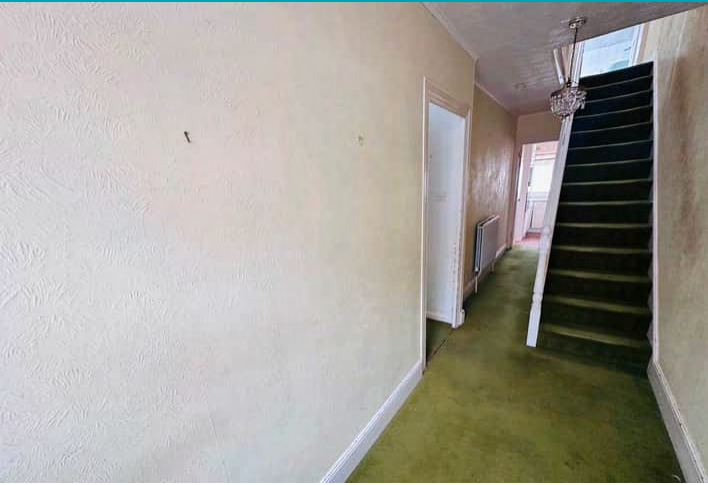
1 BATHROOM

2 RECEPTIONS

£435,000

Shields
& Rutland

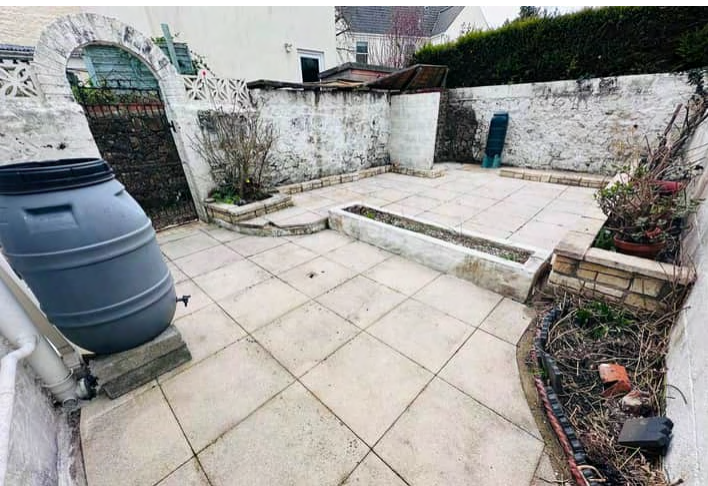
PHOTOS



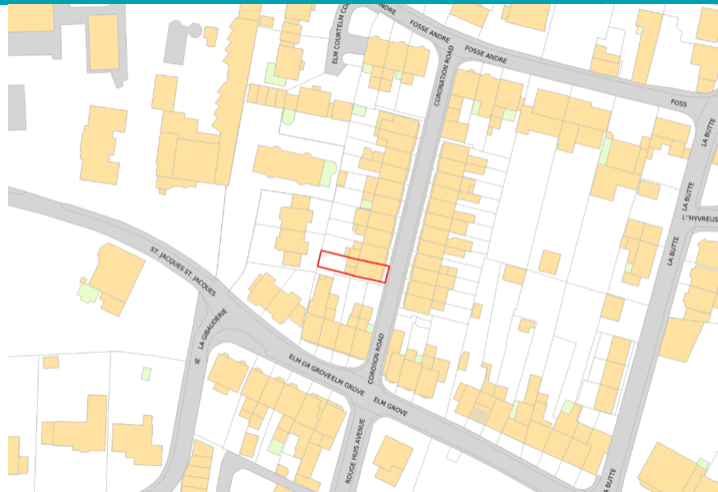
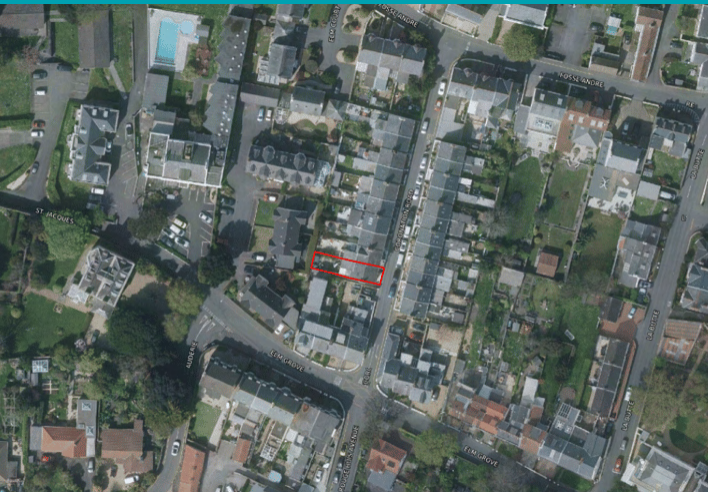
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

6.98m x 1.45m (22' 11" x 4' 9")

Lounge

4.20m x 3.23m (13' 9" x 10' 7")

Dining Room

3.56m x 3.07m (11' 8" x 10' 1")

Sun Room

3.16m x 2.21m (10' 4" x 7' 3")

Kitchen

3.18m x 2.08m (10' 5" x 6' 10")

First Floor Landing

4.07m x 1.66m (13' 4" x 5' 5")

Master Bedroom

4.37m x 4.15m (14' 4" x 13' 7")

Bedroom 2

3.03m x 3.00m (9' 11" x 9' 10")

Bathroom

3.08m x 2.11m (10' 1" x 6' 11")

Garden

To the rear is an enclosed courtyard garden completely laid to patio with a side gate providing access to the front of the property.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Convenient location
- Enclosed courtyard garden
- On street parking nearby
- Light accommodation
- New heating system

SERVICES

Mains water, electricity and drainage. Electric heating.

APPLIANCES INCLUDED

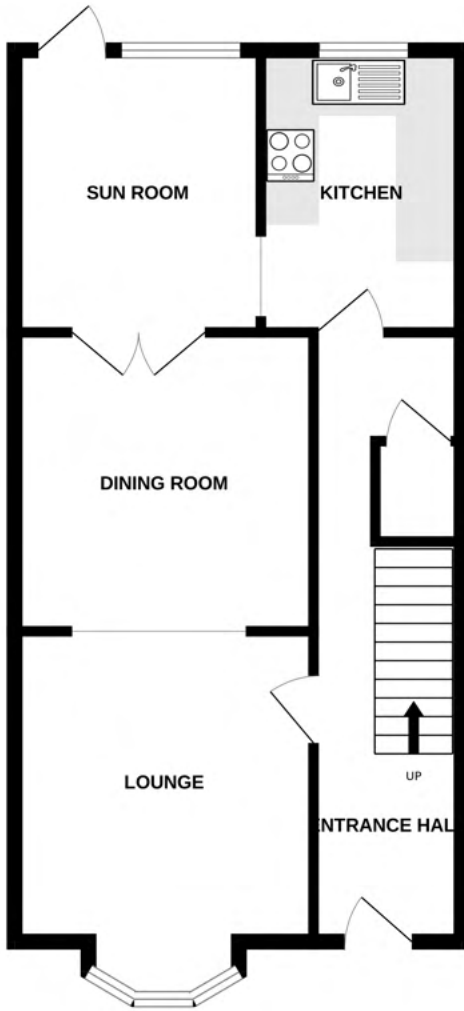
To be agreed at sale

SCHOOL CATCHMENT

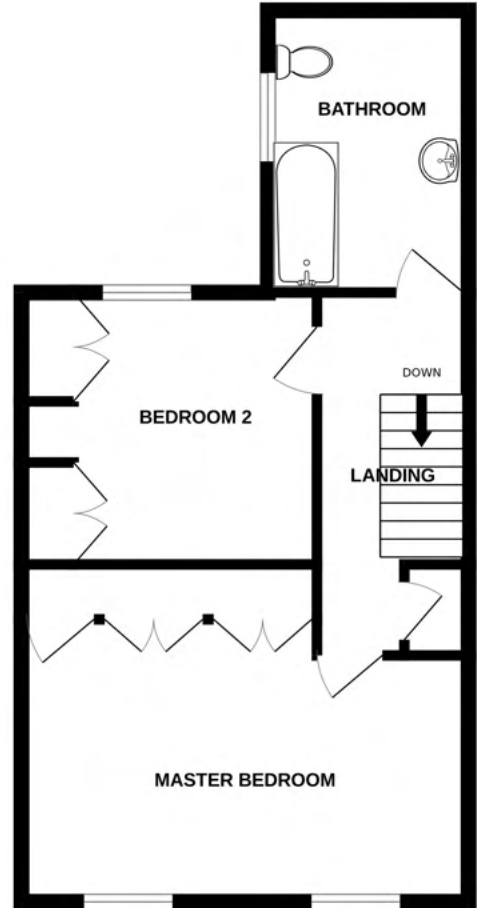
Amherst Primary School and Les Varendes High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



SANTA ROSA

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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OPENING DOORS SINCE 1993