

SOLE  
AGENT

## Tarazed

Rohais de Bas | St Andrew |

This modern mid-terrace house is situated in St. Andrew with amenities a short walk away. With spacious living accommodation, this property will make a great family home. Accommodation comprises entrance hall, lounge/diner, kitchen, four bedrooms and a bathroom. To the rear of the property is a small courtyard garden and good on street nearby. This is an ideal property for first-time buyers or those looking for a buy-to-let.

**£497,500**

4 BEDROOMS

1 BATHROOM

1 RECEPTION



# PHOTOS

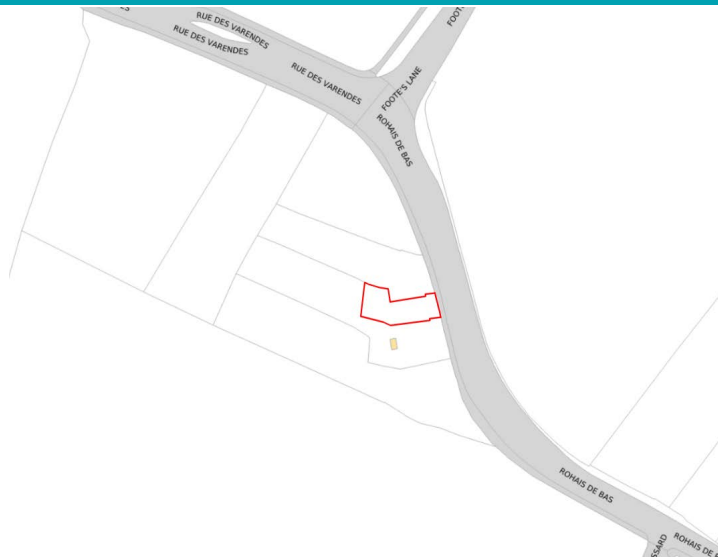
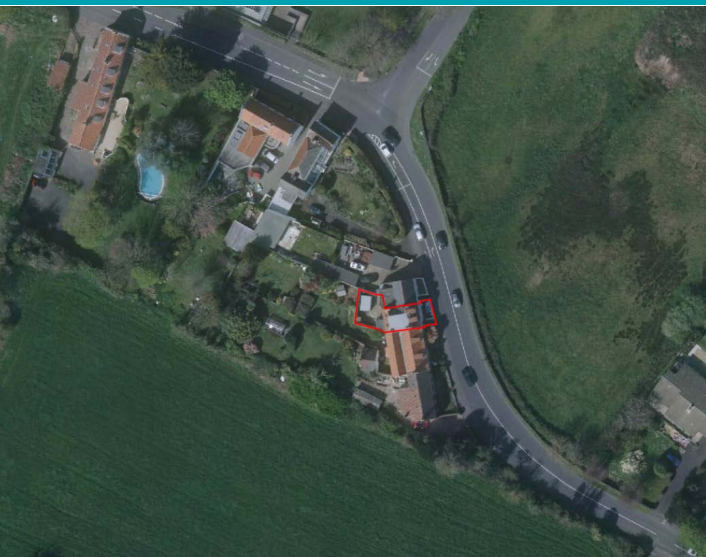




PHOTOS



# SPECIFICATIONS



## Entrance Hall

## Lounge

25' 2" x 16' 4" (7.66m x 4.97m)

## Kitchen

12' 2" x 8' 5" (3.70m x 2.56m)

## Bedroom 1

15' 7" x 8' 4" (4.75m x 2.54m)

## First Floor Landing

## Bedroom 2

15' 6" x 7' 10" (4.72m x 2.38m)

## Bathroom

9' 6" x 6' 8" (2.89m x 2.04m)

## Top Landing

6' 4" x 7' 10" (1.94m x 2.39m)

## Bedroom 3

16' 8" x 11' 3" (5.07m x 3.43m)

## Bedroom 4

12' 3" x 9' 11" (3.73m x 3.02m)

## Garden

To the rear of the property is a small courtyard garden.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Close to amenities
- Central location
- Spacious accommodation
- Courtyard garden

## SERVICES

Mains water, electricity and drainage. Gas central heating. Separate solid fuel system.

## APPLIANCES INCLUDED

Beko electric oven and hob  
Indesit washer/dryer  
Hotpoint slimline dishwasher  
Hotpoint fridge/freezer  
Heated towel rail in kitchen

## SCHOOL CATCHMENT

Castel Primary School and Les Beaucamps High School



T 01481 714445  
E Guernsey

Shields & Rutland, 31 Gategny Esplanade, Guernsey,  
Channel Islands, GY1 1WR

[shieldsandrutland.gg](http://shieldsandrutland.gg)

Shields  
& Rutland

OPENING DOORS SINCE 1993