

**SOLE
AGENT****Erin****St Johns Road | St Peter Port |**

Erin is a wonderful family home, presented to the market in immaculate condition and located in a quiet area of St Peter Port with the town centre just a short walk away. In addition to some beautiful internal features the property also benefits from sea views from the top two floors. Accommodation comprises lounge, kitchen, dining room, home office/snug, four double bedrooms, a single bedroom, a bathroom and a shower room. Externally there is a block built utility room. To the rear of the property is a beautiful garden. It is immaculately maintained with a large garden area, a vegetable patch, raised decking, mature shrubs and a lower patio area which is a genuine sun-trap. A garage provides parking for a single vehicle.

5 BEDROOMS**2 BATHROOMS****3 RECEPTIONS****£780,000**

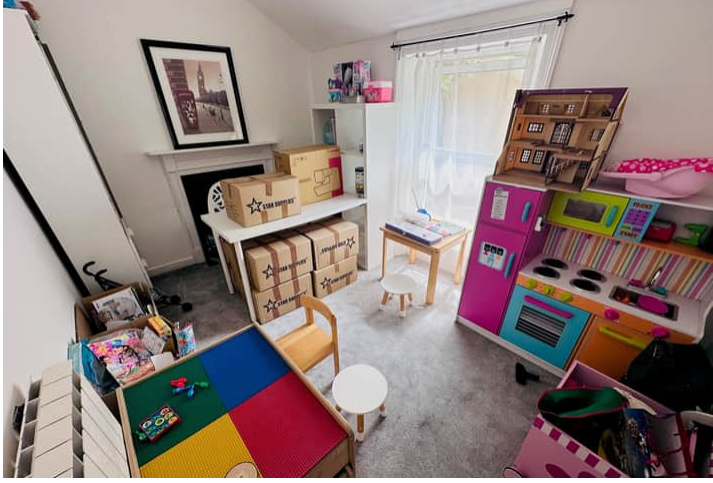
ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS

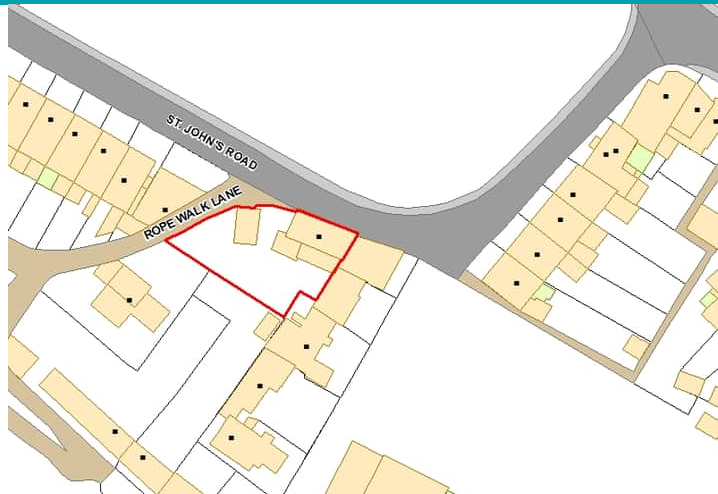




PHOTOS



SPECIFICATIONS



Entrance Hall

16' 10" x 8' 8" (5.13m x 2.65m)

Lounge

15' 3" x 12' 11" (4.64m x 3.93m)

Dining Room

12' 11" x 11' 11" (3.94m x 3.64m)

Kitchen

13' 11" x 9' 9" (4.25m x 2.97m)

Breakfast Room/Study

13' x 8' (3.95m x 2.44m)

Bathroom

8' 11" x 4' 7" (2.72m x 1.39m)

First Floor Landing

13' 7" x 6' 4" (4.15m x 1.92m)

Bedroom 1

15' 2" x 13' 7" (4.63m x 4.13m)

Bedroom 2

13' 7" x 12' 4" (4.15m x 3.76m)

Bedroom 5

12' x 8' 4" (3.67m x 2.55m)

Shower Room

8' 6" x 7' 9" (2.58m x 2.36m)

Rear Hall

5' 5" x 3' 3" (1.65m x 0.99m)

Second Floor Landing

11' x 6' 9" (3.36m x 2.06m)

Bedroom 3

13' 7" x 11' 11" (4.14m x 3.64m)

Bedroom 4

11' 10" x 11' 11" (3.61m x 3.64m)

Garden

The rear garden is a genuine surprise. It is immaculately maintained with a raised garden area, mature shrubs and a lower patio area that is a sun-trap.

Utility Room

8' 9" x 8' 2" (2.66m x 2.49m)

Garage

The garage provides parking for one vehicle in addition to a small workshop space. There is also attic storage and access to the courtyard next to the back door of the house.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Sea views
- Beautiful garden
- Double glazed
- Peaceful area
- Spacious accommodation
- Multi fuel working fireplaces

SERVICES

Mains drainage, electricity, water and gas.

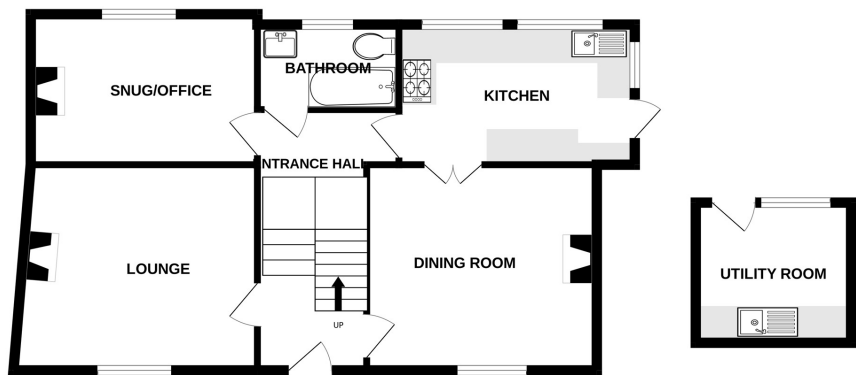
APPLIANCES INCLUDED

To be agreed at sale

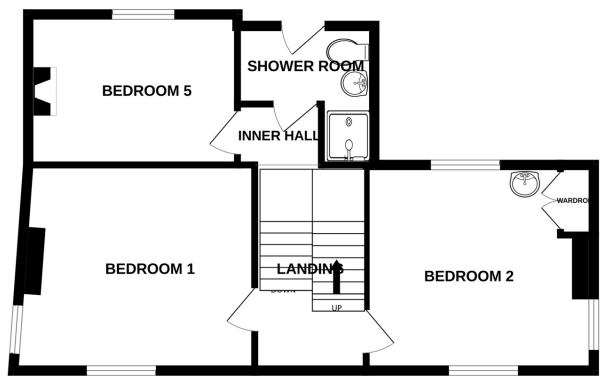
SCHOOL CATCHMENT

Amherst Primary School
St Sampson high School

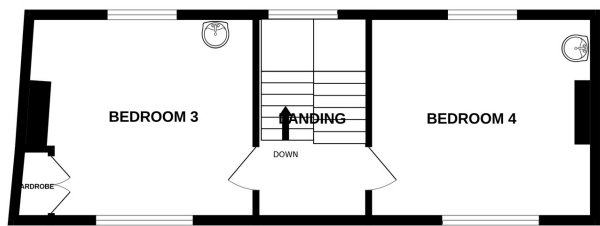
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ERIN

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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