



SOLE
AGENT

L'Amaont

91 Mount Durand | St Peter Port |

This beautiful mid-terrace family home is presented to the market in move-in condition but offers a wonderful opportunity to be modernised. The house accommodation comprises lounge, kitchen/diner, conservatory, study, five double bedrooms and two bathrooms. There are also two attic rooms which are not suitable as habitable space but are accessed from a fixed staircase. Interestingly a lean-to workshop/hobby room is attached the conservatory and is accessed internally. The property has a large garden and is sectioned into a lawned area, a patio, a vegetable patch and play area with a treehouse and shed. To the front is a driveway that can facilitate at least three vehicles.

£895,000

ESTATE AGENTS & PROPERTY MANAGERS

5 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



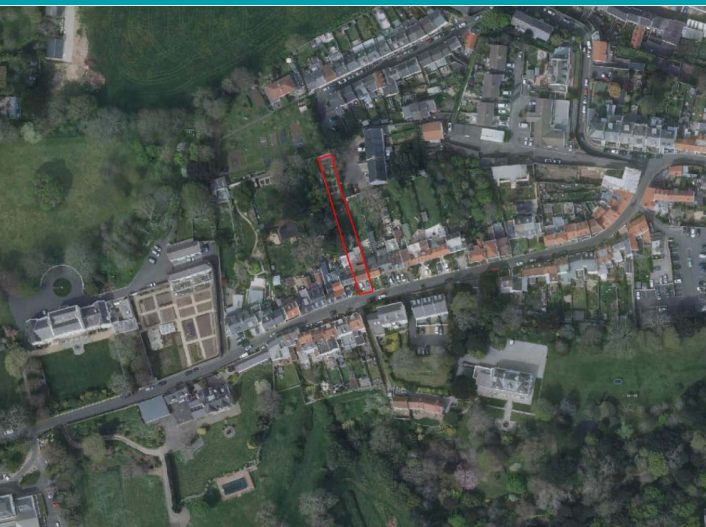
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

1.34m x 1.23m (4' 5" x 4' 0")

Lounge

4.83m x 2.91m (15' 10" x 9' 7")

Kitchen

4.16m x 2.39m (13' 8" x 7' 10")

Dining Room

4.82m x 3.75m (15' 10" x 12' 4")

Conservatory

5.56m x 3.96m (18' 3" x 13' 0")

Study

3.54m x 2.90m (11' 7" x 9' 6")

Rear Hallway

4.41m x 1.77m (14' 6" x 5' 10")

First Floor Landing

4.29m x 3.92m (14' 1" x 12' 10")

Bedroom 1

4.87m x 3.33m (16' 0" x 10' 11")

Bedroom 2

4.87m x 2.89m (16' 0" x 9' 6")

Bedroom 3

4.88m x 2.93m (16' 0" x 9' 7")

Bathroom

3.69m x 2.23m (12' 1" x 7' 4")

Second Floor Landing

4.21m x 1.92m (13' 10" x 6' 4")

Bedroom 4

4.89m x 2.90m (16' 1" x 9' 6")

Bathroom

3.76m x 2.36m (12' 4" x 7' 9")

Bedroom 5

4.89m x 3.75m (16' 1" x 12' 4")

Attic Room 1

3.25m x 2.70m (10' 8" x 8' 10")

Attic Room 2

3.58m x 3.25m (11' 9" x 10' 8")

Workshop

4.22m x 3.21m (13' 10" x 10' 6")

Garden

The property has a large garden and is sectioned into a lawned area, a patio, a vegetable patch and play area with a treehouse and shed.

Parking

To the front is a driveway that can facilitate at least three vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Listed building
- Island and sea views
- Large enclosed garden
- Two attic rooms
- Spacious accommodation

SERVICES

Mains water, electricity and drainage.

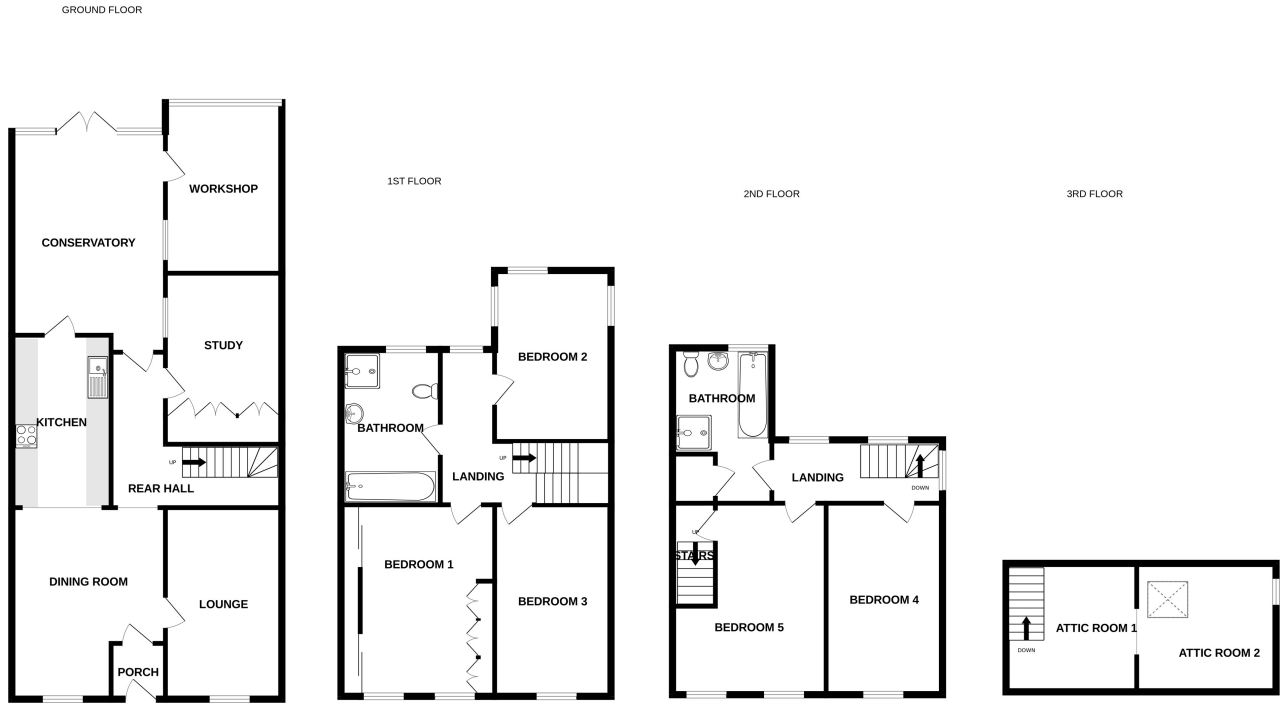
APPLIANCES INCLUDED

To be agreed at sale

SCHOOL CATCHMENT

Vauvert Primary School and Les Varendes High School

FLOORPLAN



91 MOUNT DURAND

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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