SOLE
AGENT

L'Abri

Rouge Huis Avenue | St Peter Port | GY11RX

This beautiful, modern townhouse boasts spacious accommodation spread over three floors. This wonderful family home has been recently upgraded throughout but has maintained the character and charm you would expect in a house of this age. The property is conveniently located with both the centre of Town and Cambridge Park a short walk away as well as having convenience stores and restaurants even closer. Accommodation comprises large lounge/diner, kitchen/diner/family room, four bedrooms, two ensuite shower rooms and a family bathroom. The property also benefits from excellent storage owing to a large attic room. To the rear of the property there is an enclosed garden predominantly laid to patio with gated access to the parking area which can facilitate two cars. Regret no smokers or sharers. Pets at the landlords discretion. Available early November.

£3,850 pcm

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

3 BATHROOMS

1 RECEPTION

Shields
& Rutland

OPENING DOORS SINCE 1993

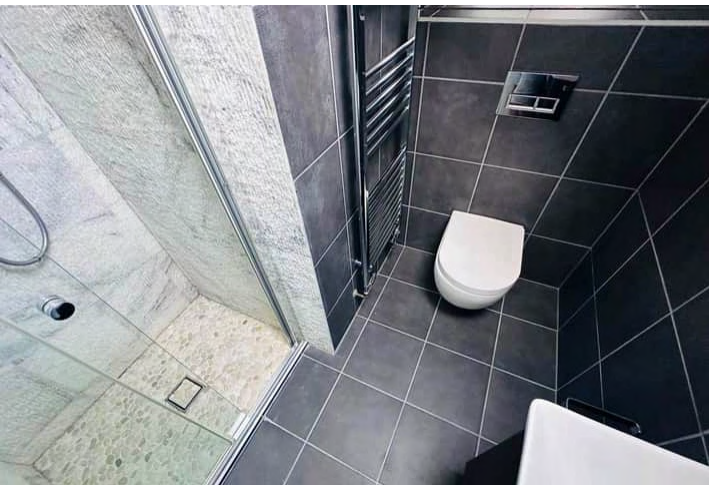
PHOTOS



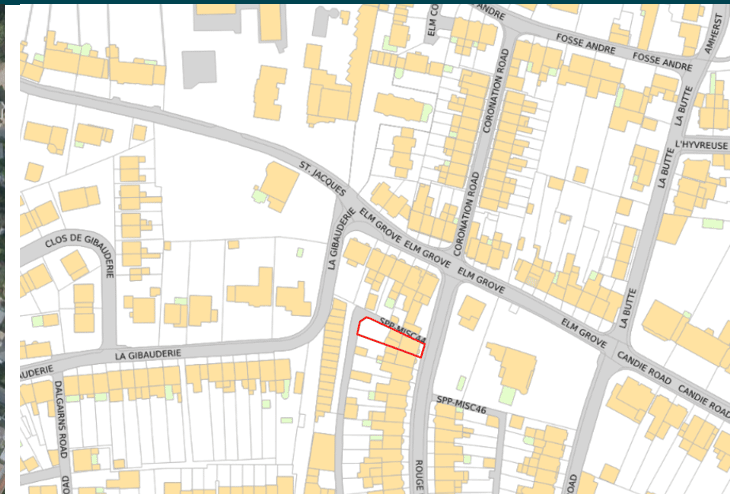
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

7.44m x 1.75m (24' 5" x 5' 9")

Lounge/Diner

8.58m x 4.30m (28' 2" x 14' 1")

Kitchen/Breakfast Room

6.70m x 6.65m (22' 0" x 21' 10")

First Floor Landing

4.95m x 0.97m (16' 3" x 3' 2")

Inner Landing

2.44m x 1.78m (8' 0" x 5' 10")

Bedroom 1

4.52m x 4.25m (14' 10" x 13' 11")

Ensuite Shower Room

2.24m x 1.75m (7' 4" x 5' 9")

Bedroom 2

4.06m x 3.94m (13' 4" x 12' 11")

Bedroom 3/Study

3.28m x 3.23m (10' 9" x 10' 7")

Bathroom

2.77m x 2.34m (9' 1" x 7' 8")

Second Floor Landing

1.45m x 1.12m (4' 9" x 3' 8")

Bedroom 4

5.62m x 3.76m (18' 5" x 12' 4")

Ensuite Shower Room

2.20m x 1.90m (7' 3" x 6' 3")

Attic Storage

5.84m x 1.79m (19' 2" x 5' 10")

Garden

There is a fully enclosed garden with a large raised patio ideal for alfresco dining and gated access to the parking.

Parking

To the rear of the property is parking for two cars.

PRICE INCLUDES

Blinds, carpets/flooring and light fittings.

SPECIAL FEATURES

- Large townhouse
- Light and spacious accommodation
- Recently upgraded
- Low maintenance garden
- Convenient town location
- Two working fireplaces
- Solar panels for hot water

SERVICES

Mains water, electricity and drainage.

APPLIANCES INCLUDED

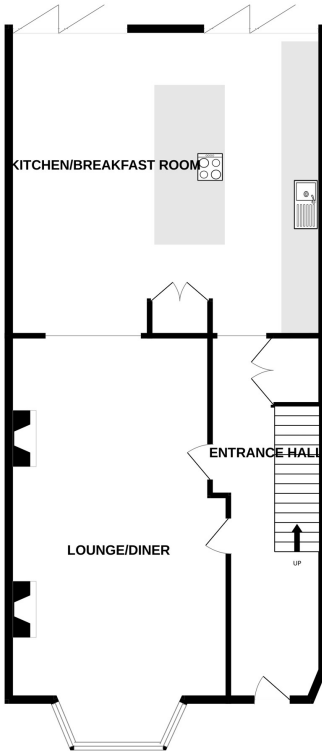
- AEG electric oven and grill
- AEG convection oven
- Induction hob
- Miele extractor fan
- American style fridge/freezer
- AEG dishwasher
- Integrated wine cooler
- Integrated Hotpoint washing machine
- Integrated Hotpoint tumble dryer

SCHOOL CATCHMENT

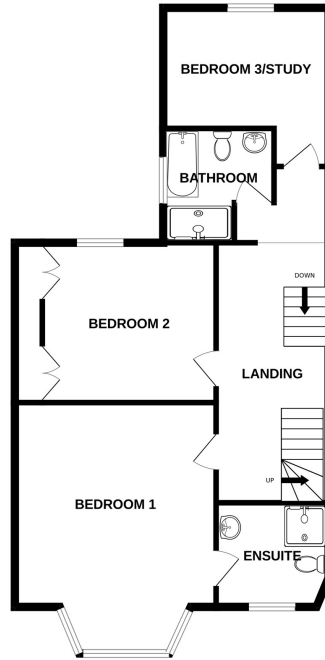
- Vauvert Primary School and Les Varendes High School

FLOORPLAN

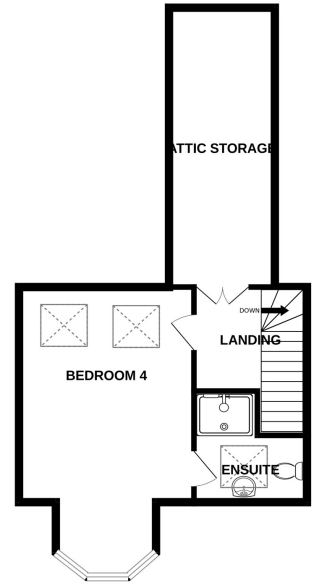
GROUND FLOOR



1ST FLOOR



2ND FLOOR



L'ABRI

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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