

SOLE  
AGENT

## Floreat

Vara Road | Rue De Varivary | St Martins |

Floreat is located in an off-road position in the quiet lanes of St Martin, with both the centre of the village and St Peter Port in comfortable walking distance. The property is presented in move-in condition but also allows for personalisation, there has been recent designs for a new kitchen and plans passed for an extension. Accommodation is light and spacious and comprises lounge, kitchen/diner, three bedrooms and a bathroom. The south facing rear garden is mature but low maintenance owing to both a patio area and raised decking. The property also benefits from two parking spaces to the front.

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

£585,000

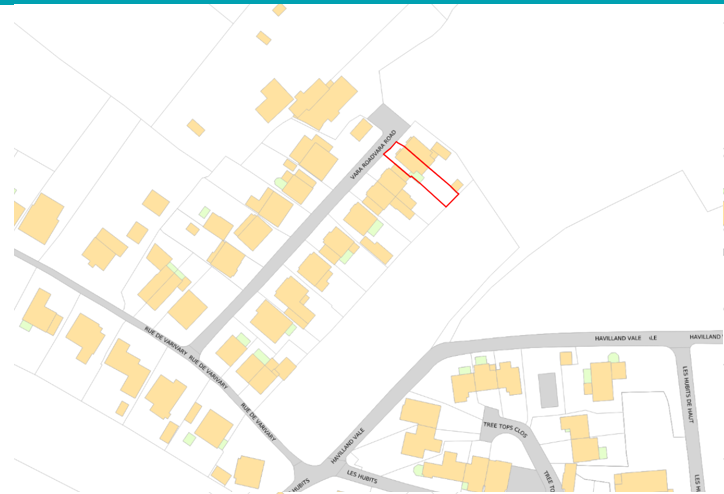
PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

3.96m x 0.91m (13' 0" x 3' 0")

## Lounge

4.19m x 3.53m (13' 9" x 11' 7")

## Dining room

4.11m x 3.53m (13' 6" x 11' 7")

## Kitchen

4.11m x 1.83m (13' 6" x 6' 0")

## First Floor Landing

4.50m x 1.00m (14' 9" x 3' 3")

## Bedroom 1

4.42m x 3.38m (14' 6" x 11' 1")

## Bedroom 2

3.38m x 3.25m (11' 1" x 10' 8")

## Bathroom

2.79m x 1.83m (9' 2" x 6' 0")

## Second Floor Landing

1.20m x 1.00m (3' 11" x 3' 3")

## Bedroom 3

3.96m x 3.25m (13' 0" x 10' 8")

## Garden

A brick paved path leads to a low maintenance lawn bordered by mature shrubs. There is also a raised decked area ideal for al fresco dining. A small block built lean-to houses the external boiler. Gated access to the front of the property.

## Parking

The paved driveway provides parking for two cars.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Spacious accommodation
- Quiet area
- Light and spacious
- uPVC double glazed

## SERVICES

Mains electricity and drainage. Oil fired central heating. Cesspit drainage.

## APPLIANCES INCLUDED

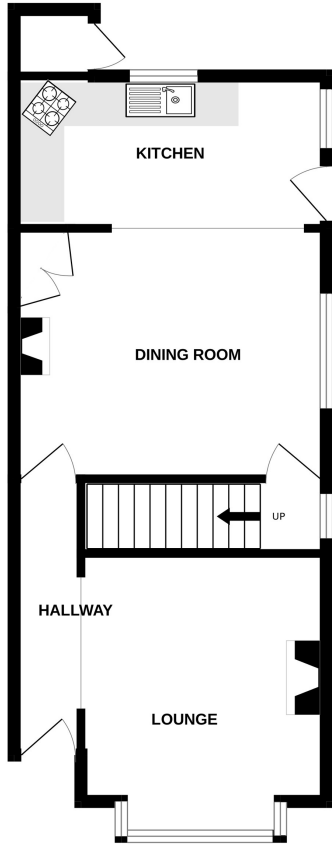
- Stoves hob and oven
- Extractor fan
- Smeg fridge/ freezer
- Hotpoint washer/dryer

## SCHOOL CATCHMENT

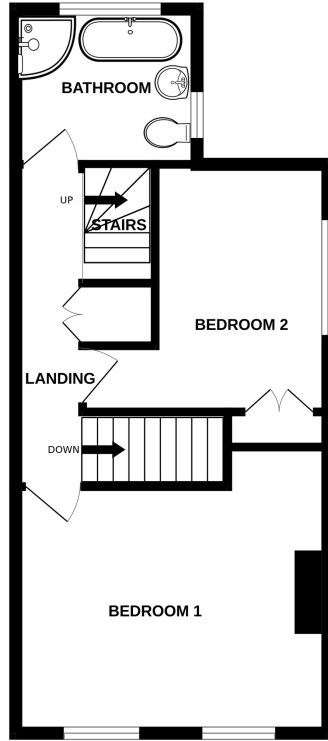
St Martins Primary School and Les Beaucamps High School

# FLOORPLAN

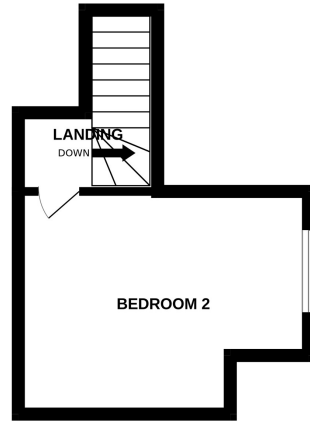
GROUND FLOOR



1ST FLOOR



2ND FLOOR



FLOREAT

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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