



A surprisingly spacious semi-detached home with four, or even five, bedrooms.

Malusha, Avenue Vivier, Ville Au Roi, St Peter Port, Guernsey

Asking Price £695,000



Spacious 4 Bedroom Family Home • Recently Refurbished and Modernised • Convenient for both Town and St Martin's • Approved Plans for Further Works • Gardens to front and rear

Local Information

A residential property categorised as Part A on Guernsey's Open Market Housing Register and available for occupation by those holding a British or European Economic Area passport.

About this property

A surprisingly spacious semi-detached house with accommodation offering four, or even five, bedrooms and standing in a leafy suburban setting just a few minutes from the centre of St Peter Port within the Ville au Roi estate. Situated off the main roads, this is a quiet neighbourhood and the property has good sized gardens to the front and rear, making it an ideal family home.

The property has been recently transformed with a refurbishment programme that has included a new kitchen and new bathrooms, as well as the installation of quality fixtures and fittings throughout.

In addition to those improvements already carried out, the owners have approved plans to extend the property and to bring in a new driveway, freeing up the South facing side of the house, to further enhance this competitively priced home.

Tenure
Freehold

Mains water, electricity and drainage. Oil fired central heating. uPVC double glazing.

There are approved plans for the construction of a substantial extension to the North elevation and to open up a new driveway into the current rear garden to make better use of the South facing garden on the other side. To include the fitted fittings, the fitted floor coverings, the curtains and blinds as hung, the fitted light fittings and the following appliances: Bosch single oven, AEG induction hob, Neff extractor hood, AEG microwave, Neff dishwasher, AEG freezer, AEG fridge.

Directions

Enter Ville au Roi off Ruettes Brayes and 'Malusha' is facing you on the right hand side of Avenue Vivier. Perry's Guide Map Reference: Page 24/25 3D/E.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.
Telephone: +44 (0) 1481 713 463.





Malusha, Avenue Vivier, Ville Au Roi, St Peter Port, Guernsey

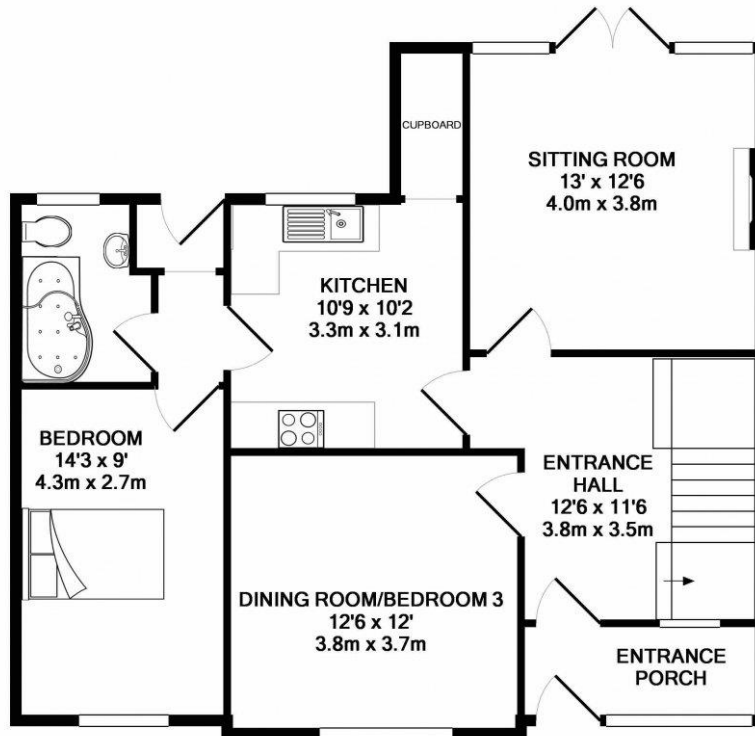
Gross Internal Area 1776 sq ft, 165 m²

Richard Fox
Guernsey
+44 (0) 1481 713 463
richard.fox@savills.com

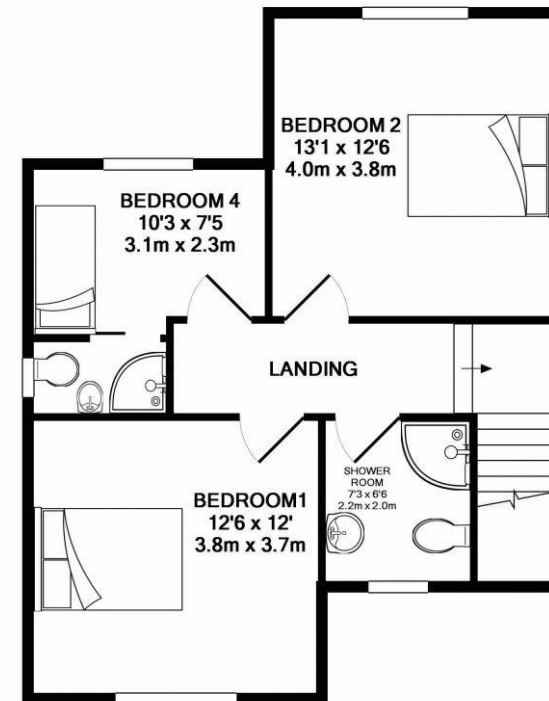


savills

savills.gg



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200203CETB

