



A substantial, five bedroom house with excellent garden space and parking.

**Antraluda, Rohais, St Peter Port, Guernsey**

**Asking Price £525,000**





Substantial home split over three floors • Lovely low maintenance, fully enclosed rear garden • Parking for two vehicles with further on-street and rented parking available nearby • Convenient central location on the outskirts of St Peter Port • Excellent space throughout making a good family home

#### Local Information

Antraluda is situated in a very convenient location just a short distance from local amenities including St Pierre Park Hotel, Nineteen bar and restaurant, Waitrose and La Rocquettes Hotel.

A main bus route is available directly outside the property on the Rohais.

The school catchment area for the property is Vauvert Primary and La Mare De Carteret High School.

#### About this property

This substantial terraced house offers excellent sized accommodation throughout, the property is currently comprised of entrance hallway, large living room and a light and airy kitchen/diner on the ground floor. Occupying the first floor are two double bedrooms, a single bedroom and the family bathroom, with a further two bedrooms occupying the second floor.

To the rear of the property is a lovely low maintenance garden and parking for two vehicles. Further rented parking and on-street parking are available nearby. Overall a fantastic family home, well worthy of internal viewing.

#### Tenure

Freehold

To include the fitted flooring, carpets, curtains, blinds and light fittings. Appliances include: Stoves free-standing oven and grill with four ring gas hob and extractor over, Hotpoint fridge/freezer, Hotpoint dishwasher, Hotpoint washing machine, Hotpoint tumble dryer.

#### Services and Notes

Mains electricity, water, gas and drainage. Gas fired central heating. UPVC double glazing. We understand the property is of granite construction. TRP 187.

#### Directions

Travelling up the Rohais past the traffic lights on the Collings Road junction, the property is approximately a third of the way up, the parking is accessed under the arch way just before the property. Perry's Guide Map Reference: Page 16 C4.

#### Viewing

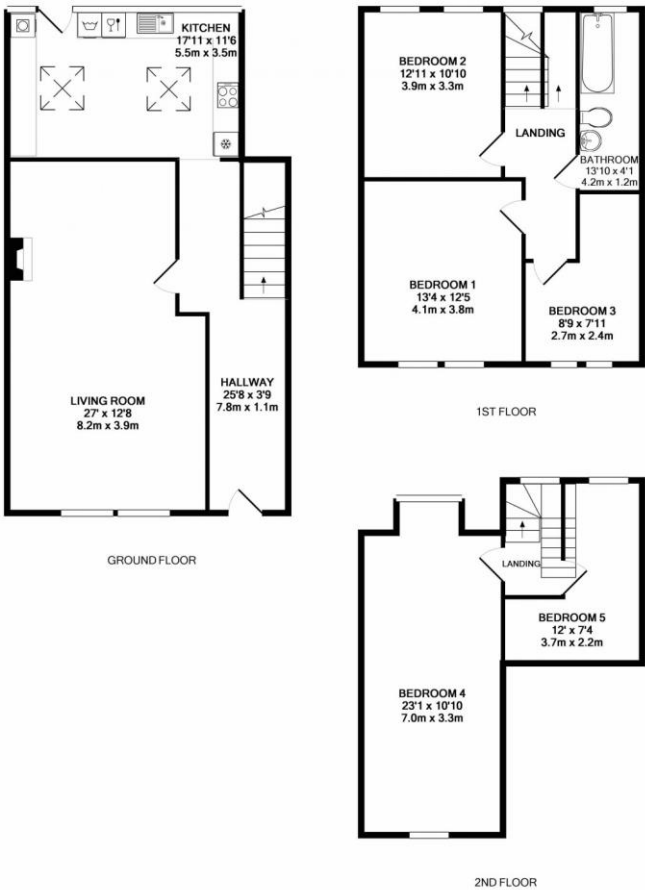
All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

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