



A lovely detached house on the outskirts of St Peter Port.

Le Pre, Rue A L'or, St Peter Port, GY1 1QG

Asking Price £695,000



Substantial detached family home • Quiet off road location on the outskirts of St Peter Port • Fully enclosed garden and a lovely roof terrace • Single garage and ample parking for multiple vehicles • Excellent flexible accommodation throughout

#### Local Information

Le Pre is situated in a convenient yet quiet location on the outskirts of St Peter Port, with the amenities of the town centre just a short distance away.

A regular bus route is available along Mount Row.

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

#### About this property

This lovely four bedroom, detached property offers excellent accommodation throughout with a large kitchen/breakfast room/dining area, living room and sunroom, ideal for entertaining in a reverse plan layout. The property also offers four good size double bedrooms.

The property further benefits from a lovely roof terrace, overlooking the cricket ground and a fully enclosed private garden. Together with a garage and parking for multiple vehicles.

#### Services and Notes

Mains water, electricity and drainage. Gas fired central heating. UPVC double glazing. We understand the property is of solid block construction. TRP 267.

To include the fitted flooring, carpets, curtains, blinds and light fittings. Appliances include: Zanussi fridge/freezer, Electrolux oven and grill, Creda four ring

ceramic hob, Neff extractor fan, Miele dishwasher, Hotpoint washing machine, Creda tumble dryer.

#### Directions

Travelling into Rue A L'Or from Kings Club, the property is the fifth on the left hand side. Perry's Guide Map Reference: Page 24 D1.

#### Tenure

Freehold

#### Viewing

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



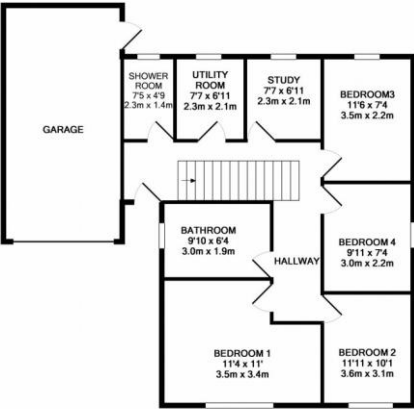


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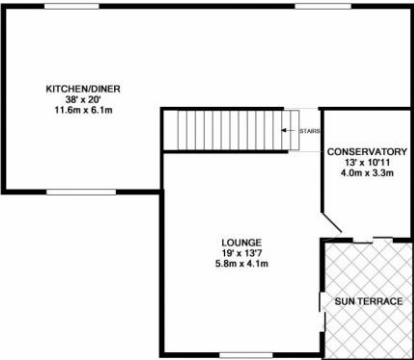
Gross Internal Area 2874 sq ft, 267 m<sup>2</sup>

Guernsey

+44 (0) 1481 713 463



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.  
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