



A lovely low maintenance home, making a great alternative to an apartment.

Anfield, New Road, St Sampson, GY2 4QE

Asking Price £289,000



Great low maintenance alternative to an apartment • Presented in move-in condition throughout • Study/Nursery room which has been utilised as a single bedroom previously • Benefit of a private rear courtyard and storage • Ample on-street parking is available in the immediate area • Convenient location close to many local amenities

Local Information

Anfield is situated in a convenient position with the amenities of The Bridge on its doorstep including shops, supermarkets, bars and cafes. The lovely Delancey Park is also just a short distance away.

A regular bus route is available directly outside the property along New Road.

The school catchment area for the property is Vale Primary and St Sampsons High School.

About this property

This lovely home is presented to the market in move-in condition throughout and makes a great alternative to an apartment in this price bracket.

With light and bright accommodation throughout currently comprising entrance hallway, living room, modern kitchen and smart bathroom on the ground floor. While occupying the first floor is a good size double bedroom and a nursery/study (which has been used as a single bedroom previously). The accommodation also offers scope to change subject to the relevant planning permissions to make the nursery in to a bigger bedroom or extend in to the loft space.

To the rear of the property is a private low maintenance courtyard with storage cupboard and ample on-street parking is available in the immediate area.

Services and Notes

Mains electricity, gas, water and drainage. Gas fired central heating. UPVC double glazing. The property is of granite construction and has been tanked and damp-proofed on the ground floor. TRP 70.

To include the fitted flooring, carpets, curtains, blinds and light fittings. Appliances include: Baumatic hob, extractor fan over, oven, Whirlpool fridge/freezer, Hotpoint dishwasher, Zanussi tumble dryer and Indesit washing machine (not in working order).

Directions

Travelling along New Road, the property is situated on the left hand side in between Brock and Roland Road. Perry's Guide Map Reference: Page 11 E3.

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 753 sq ft, 70 m²

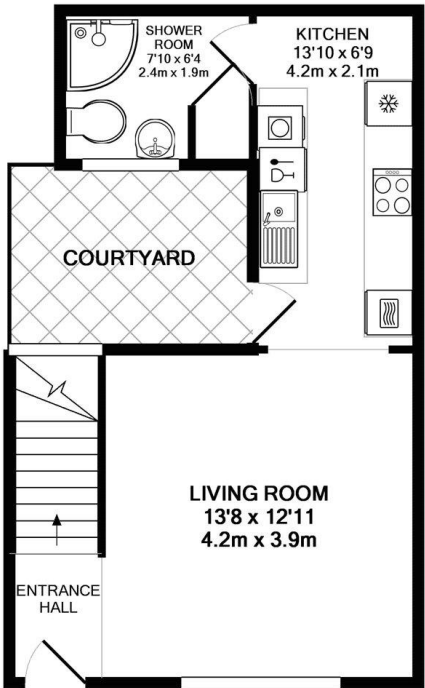
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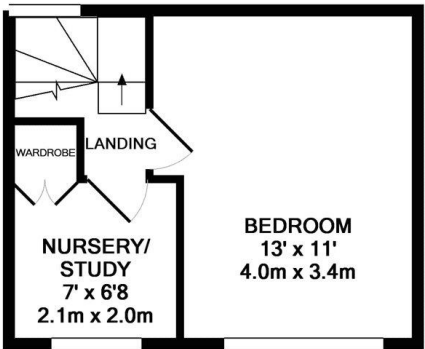
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GROUND FLOOR



1ST FLOOR

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