



A beautiful family home with a garden in a central location.

**Kenmure, Fosse Andre, St Peter Port, GY1 1XB**

**Asking Price £495,000**

**savills**







Situated in a convenient location near to local amenities •  
 Fantastic private garden space, with adjoining patio •  
 Beautifully presented period property • Good size  
 accommodation throughout • A lovely family home, with  
 the option of up to four bedrooms

#### Local Information

Kenmure is situated in a convenient central location on the outskirts of St Peter Port, with local amenities including Beau Sejour Leisure Centre and the town centre all within close proximity. The lovely Cambridge park and Candie Gardens are also just a short distance away.

A regular bus route is available along Amherst Road.

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

#### About this property

Kenmure is a lovely home situated in a convenient central location.

With beautiful high ceilings throughout the accommodation, the house feels light and bright.

The property comprises of a dining room, living room, fully fitted kitchen, conservatory and utility on the ground floor.

Occupying the first floor, the property includes a bathroom and has the potential for four well sized bedrooms - perfect for a family.

Externally, the property benefits from a lovely garden area, as well as a patio that adjoins the conservatory.

#### Tenure

Freehold

#### Viewing

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

Telephone:  
 +44 (0) 1481 713 463.

#### Services and Notes

Mains electricity, water, gas and drainage. Oil fired central heating. TRP 160.

Has rented parking  
 Homark oven and grill  
 Four rung hob, gas

#### Directions

Travelling West along Fosse Andre, the property is on the left hand side; the third property on the corner after Coronation Road. Perry's Guide Map Reference: Page 17 E4.









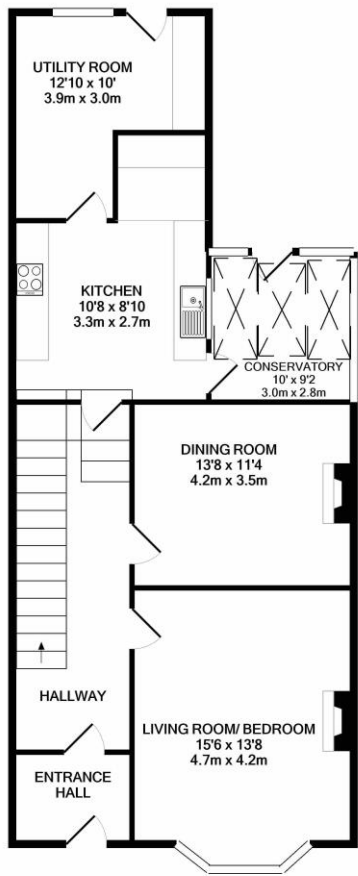


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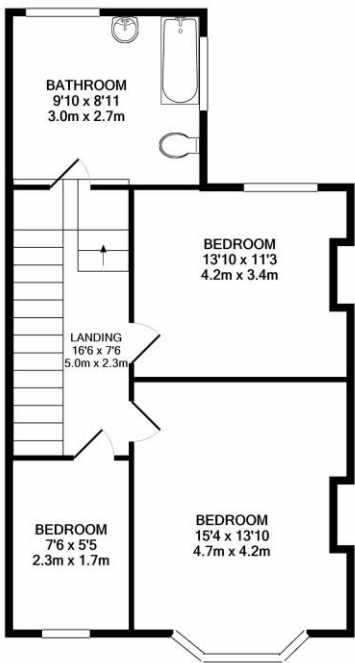
Gross Internal Area 1722 sq ft, 160 m<sup>2</sup>

Guernsey

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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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