

Asking Price: £895,000



# St Germain

Avenue Germain, Ville Au Roi, St Peter Port







Substantial home with beautiful gardens and parking.



Detached home offering generous accommodation throughout • Lovely gardens, mainly lawned with a paved patio area • Ample parking for multiple vehicles and a garage • Situated in a popular residential area close to local amenities • Open market Part A on Guernsey's Housing Register

### **Local Information**

St Germain is situated in a popular residential area, on the outskirts of St Peter Port. Remaining in a convenient central location means the property is within close proximity of local amenities including shops, supermarkets and the town centre. A regular bus route is available along Ville Au Roi. The school catchment area for the property is Vauvert Primary and La Mare De Carteret High School, with all of the Islands private schools just a short distance away.

### **About this property**

Located amongst the charming tree-lined avenues of the Ville Au Roi, this lovely home has great stature and presence from the street.

Entering the property via the main hall you instantly notice the generous proportions of the accommodation with a sitting room leading to a bright garden room at the rear. Adjacent to the sitting room is a dining room and completing the ground floor is a kitchen and utility, with a separate cloakroom.

The first floor galleried landing is a delightful room in itself, with an abundance of light from which you can access the principal bedroom suite, together with a further two bedrooms and a family bathroom

Externally, the predominantly South West facing garden gives the enjoyment of day long sun. To the front is a sweeping carriage driveway boasting ample off-street parking and an integral garage completes the offering.

### **Services and Notes**

Mains electricity, water and drainage. Oil fired central heating. Bottled gas. We understand the property is of cavity construction. TRP 266. 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.

To include the fitted flooring and carpets, the curtains and blinds as hung and the fitted light fittings. Appliances include: Neff oven, Neff 4 ring gas hob, Neff washing machine, Neff fridge/freezer and AEG slimline dishwasher.

### **Directions**

Travelling up Ruettes Brayes, take the right hand turning before the roundabout in to Avenue Germain, the property is the fourth on the left hand side. Perry's Guide Map Reference: Page 24 D3.

### **Tenure**

Freehold



















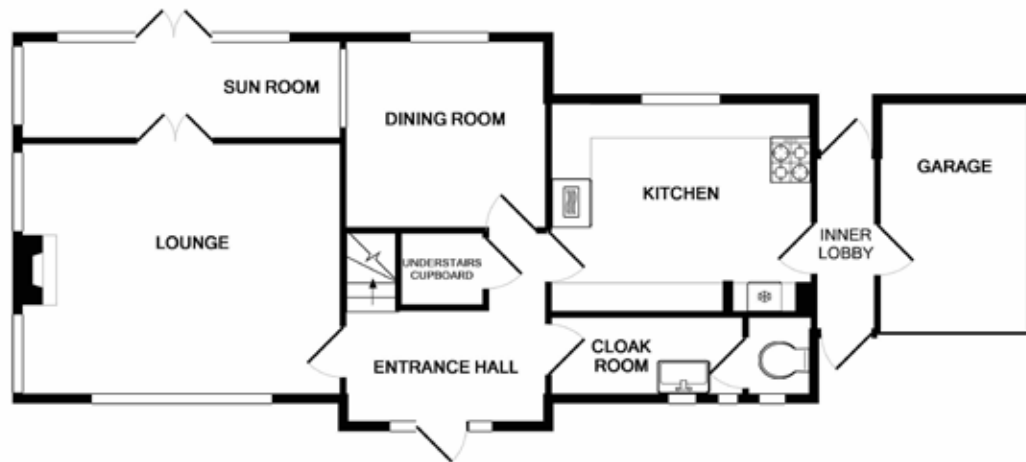






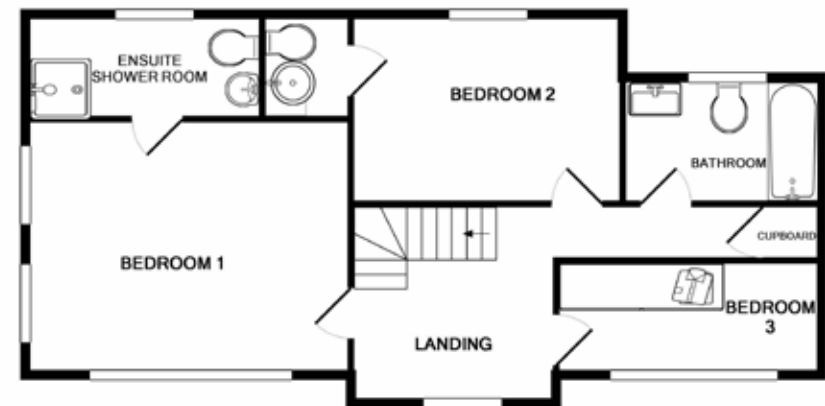
St Germain, Avenue Germain, Ville Au Roi, St Peter Port, GY1 2NU  
Gross Internal Area 2863 sq ft, 266 m<sup>2</sup>

Guernsey  
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GROUND FLOOR

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