

# Property details



**Cameron House, Cordier Hill, St Peter Port**

**£349,000**



- Entrance hall
- Dining room
- Living room



- Kitchen
- 2 Bedrooms
- Bathroom



- Parking
- Garden
- Convenient location



## Property Details

A smart modern two bedroom semi detached house that is part of the small development of four houses built in 1990, in a quiet back water of Town.

The property is in excellent order throughout with "Cherry" timber flooring in most of the ground floor, fully equipped brand new kitchen and super lawned garden with a sunny and very private seating area hidden in one corner. It is located within walking distance of the Town Centre and has a private parking space for one car with shared visitor area. The vendor has taken much care and attention to create a comfortable cosy home.

**Perry's Guide Ref: Town Map H8 TRP – 83** **How to get there:** Go along Cordier Hill and go past the old Cordier Hill school on your left hand side. Continue along the road and the property is on your left hand side as the road starts to slope down. Go through the arch and park at the rear on the right.

### GROUND FLOOR

**Entrance Hall:** uPVC front door. Stairs to first floor.

**Dining Room:** 12'4 x 10'8 (3.77m x 3.29m)

**Lounge:** 15'7 x 12'1 (4.78m x 3.68m)

**Kitchen:** 9'6 x 7'2 (2.92m x 2.19m) Brand new fully fitted kitchen comprising light wood base and wall units. AEG appliances including stainless steel oven and matching four ring gas hob with extractor fan over, integral fridge, freezer and washing machine.

### FIRST FLOOR

**Landing:** Access to loft space.

**Bedroom 1:** 15'7 max x 11'1 (4.78m x 3.38m)

**Bedroom 2:** 11'2 x 7'9 (3.41m x 2.40m)

**Bathroom:** Comprising bath with shower over and glazed shower screen, wash hand basin and low level w.c.

**OUTSIDE:** A long (approximately 75ft.) narrow garden with well kept lawn with stepping stones through to parking area. Adjacent to the house is a small paved sitting area. Two timber sheds. There is allocated parking for one car, generous turning points and one shared space.

**Price to include:** All fitted carpets, curtains and light fittings together with the appliances mentioned in these particulars.

**Services:** All mains services. Gas fired central heating.

**Viewing:** Strictly through the Vendors Agents: Goldridge Estate Agents.

