

# GROVE HILL COTTAGE

SOLE AGENT

POA



2

BEDROOMS

1

BATHROOM

788

SQ FT

## POA LOCAL MARKET, ST. PETER PORT

This beautiful semi-detached cottage is situated in the heart of St. Peter Port within an easy walk of the centre, rented parking just a stroll away, as well as excellent on-street parking. Grove Hill Cottage dates back to 1860 and is Listed to the front. The accommodation offers open plan sitting/dining room with multi-fuel stove, stairs leading to the first floor and door to kitchen, rear porch and bathroom. The first floor includes double bedroom, whilst further stairs lead to the main bedroom, which enjoys enviable views over the rooftops and across to Herm. To the rear is a private and enclosed patio garden and a small lawned garden to the front.



LIVINGROOM

The Channel Island Estate Agent

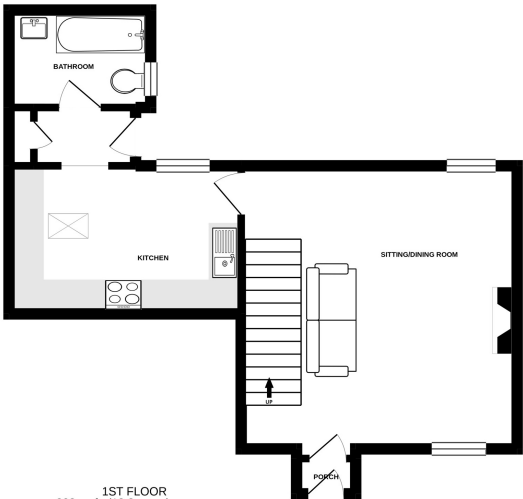




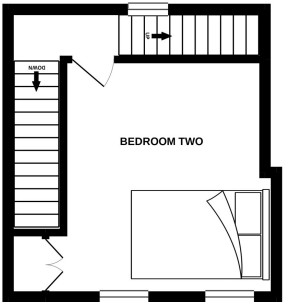




GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
203 sq.ft. (18.8 sq.m.) approx.



2ND FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

## GROUND FLOOR

Sitting/dining room	14'8 x 14'4
Kitchen	12'1 x 7'8
Bathroom	7'4 x 5'1

## FIRST FLOOR

Bedroom two	12'4 x 9'5
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## SECOND FLOOR

Bedroom one	15'6 x 14'4
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## KEY FACTS

Semi-detached cottage  
Sea views to Herm over St. Peter Port rooftops  
Enclosed rear patio area and lawned front garden  
Rented parking very close by and good on street parking

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Gas central heating  
Electric underfloor heating in bathroom

## APPLIANCES

Stoves electric oven  
Gas hob with extractor  
Hotpoint fridge/freezer  
Indesit washing machine

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

## SCHOOL CATCHMENT

Vauvert Primary  
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

## POA



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