

**OMAR**  
**LITTLE ST JOHN STREET**  
**ST PETER PORT**

Ref: LR1785

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TRP 80



**PRICE: £265,000**

**Omar is a neat semi-detached house tucked away in a quiet lane a short walk from the centre of Town. Accommodation includes a lounge with an archway through to a dining area, galley-style kitchen, two bedrooms and a bathroom. Outside is a pretty rear courtyard which gets the morning sun. There is good on-street parking and the opportunity to rent nearby. Whilst Omar would benefit from some redecoration, there is scope to alter and improve the downstairs layout, extend at the rear and convert the roof space to provide additional accommodation. This is an opportunity to buy a town house in a quiet location for the same sort of price as a similar-sized flat.**

**SUMMARY OF ACCOMMODATION:**

**Entrance Hall: Lounge: Dining Room: Kitchen: Bathroom: Two Bedrooms: Courtyard**

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**ACCOMMODATION COMPRISES**

**Half glazed uPVC front door to:**

- Entrance Hall:** **14'2" x 5'1"**. Downlighters. Radiator. Stairs to first floor. Electric meters. Two steps down to understairs storage housing Hotpoint Iced Diamond upright fridge/freezer and Hotpoint Reversomatic Dryer De-Luxe. Doors to:
- Lounge:** **14'9" x 8'7"**. Window to front. Radiator. Feature alcove. Arched opening through to:
- Dining Room:** **7'2" x 6'6"**. Window to rear looking out onto the courtyard. Radiator. Cupboard housing Hotpoint washing machine and Vaillant gas-fired boiler.
- Kitchen:** **7'2" x 6'7"**. Fully glazed uPVC door to rear. Wood-effect vinyl floor. Fitted with a range of base and wall units with marble effect worksurfaces incorporating a stainless steel sink and drainer unit with tiled splashbacks. Appliances include a new Belling oven with four ring gas hob and Hygena extractor fan over.

**FIRST FLOOR**

- Landing:** **8'1" x 5'7" (max)**. Access to loft space which is of good height and, subject to the normal permissions could be used to provide additional accommodation. Doors to:
- Bathroom:** **8' x 7'3"**. Window to rear with opaque glass. Wood-effect vinyl floor. Partly tiled walls. Picture rail. Radiator. Three piece white suite comprising bath with shower over, pedestal wash hand basin set into vanity unit with tiled splashbacks and cupboard below, and low flush wc.
- Bedroom 2:** **11'3" x 7'3"**. Window to rear. Wood laminate floor. Radiator.
- Bedroom 1:** **12'9" x 11'2"**. Window to front. Radiator. Large built-in mirror-fronted double wardrobe. Picture rails.

**EXTERIOR**

- Rear:** From the kitchen, a fully glazed uPVC door opens out onto a rear courtyard (**15' x 12'**) which is bounded on all sides by high granite walls. In one corner, there is a brick built store (**4'7" x 3'8"**) and a gate through an arched opening provides a pedestrian right of way over the neighbouring property back to the road. Various planters with flowering shrubs make this an attractive feature of the property providing the opportunity for alfresco dining.

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**SERVICES:** Mains electricity, water, gas and drainage. Gas fired central heating with new boiler in October 2009. uPVC windows and doors.

**PARKING:** Available nearby at £500 per quarter

**PRICE INCLUDES:** Carpets, curtains and light fittings as detailed.

**POSSESSION:** By arrangement.

**VIEWING:** Strictly by appointment.

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