

SOLE
AGENT

Jomar

7 Clos Du Bois | Le Grand Bouet | St Peter Port | GY12RR

This mid-terrace family home is presented the market in immaculate condition having been recently upgraded by the current owners and is now finished in a sleek, contemporary style. Jomar is located in the corner of a quiet clos with Beau Sejour, Admiral Park and town all within walking distance. This modern house offers light, spacious rooms while benefitting from four bedrooms, with the master having an en-suite shower room. Accommodation comprises large open plan kitchen/lounge/diner, four bedrooms and two bathrooms. To the rear of the property is a low maintenance west-facing garden with gated access to the parking area. Parking is provided by a single car garage with a parking space in front.

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

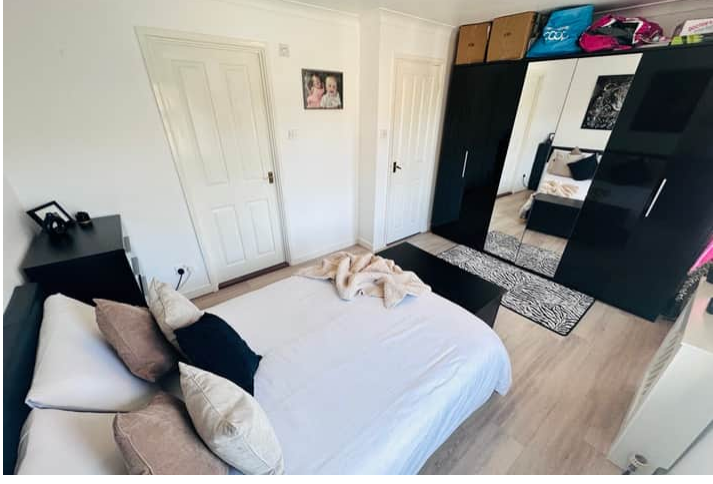
£625,000

ESTATE AGENTS & PROPERTY MANAGERS

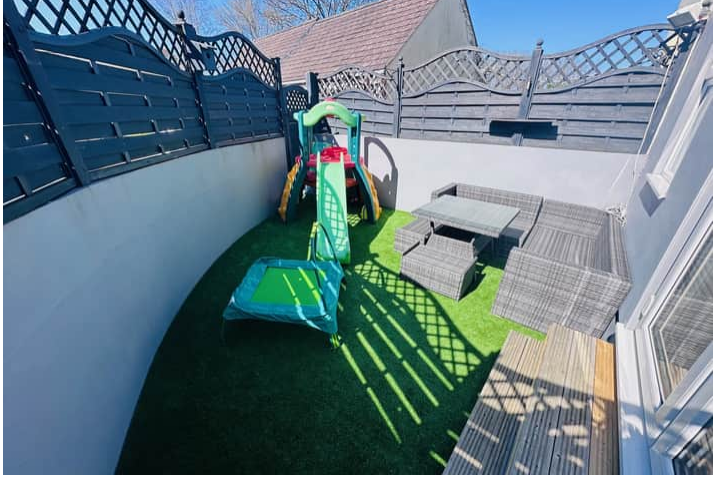
**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

3.00m x 1.77m (9' 10" x 5' 10")

Kitchen

3.20m x 2.81m (10' 6" x 9' 3")

Lounge/Diner

5.03m x 4.68m (16' 6" x 15' 4")

First Floor Landing

3.35m x 2.78m (11' 0" x 9' 1")

Master Bedroom

4.27m x 3.06m (14' 0" x 10' 0")

Ensuite

2.22m x 1.56m (7' 3" x 5' 1")

Bedroom 2

3.81m x 2.73m (12' 6" x 8' 11")

Bedroom 3

4.09m x 2.34m (13' 5" x 7' 8")

Bedroom 4

3.22m x 2.72m (10' 7" x 8' 11")

Bathroom

2.17m x 1.79m (7' 1" x 5' 10")

Garden

To the rear of the property is a low maintenance west-facing garden with gated access to the parking area.

Parking

Parking is provided by a single car garage with a parking space in front.

PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Excellent storage
- Immaculate condition
- Recently upgraded
- Quiet clos

SERVICES

Mains water, electricity, drainage and gas.

APPLIANCES INCLUDED

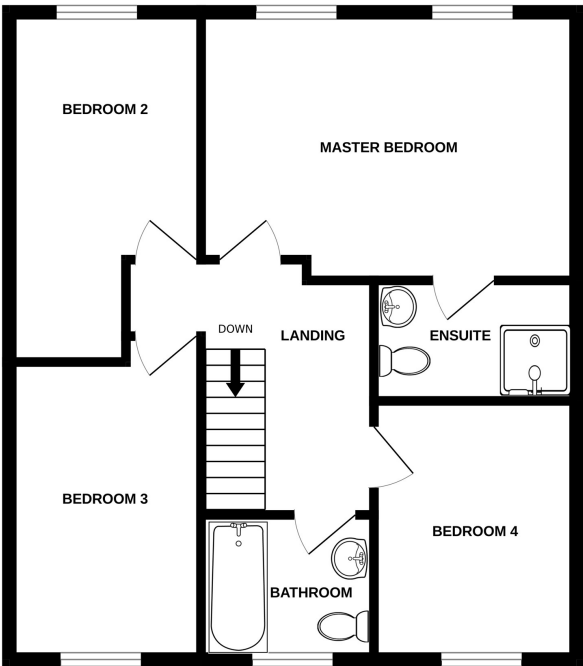
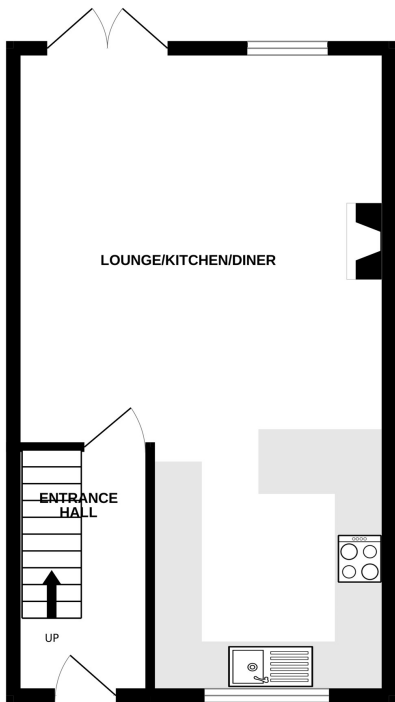
- Siemens integrated washing machine
- Siemens integrated dishwasher
- Siemens double oven
- Siemens hob
- Extractor fan
- Tumble dryer

SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

GROUND FLOOR

1ST FLOOR



JOMAR

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.
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