

CRAIG LEA, FISTARD, PORT ST. MARY £350,000



- Detached Cottage in Fistard Having Some Sea Views
- Unfinished Project with Huge Potential
- Many Modernisations in Progress - Rewiring, Re-Plumbing, Re-Plastering
- First Floor Lounge with Centre Staircase
- Good Size Kitchen with Rangemaster in need of Modernisation, Dining Room with Amtico Floor
- Four Bedrooms, New Bathroom, Second Unfinished Bathroom
- New uPVC Windows, Oil Central Heating
- Small Garden, Off Road Parking

From Four Roads roundabout proceed through Port St Mary village and around the one way system, passing Queens Road on the left. Continue up the hill passing Perwick Bay, St Mary's Glebe on the right and approximately 100 yards further on Craig Lea will be found on the right hand side clearly named and identifiable by our For Sale board.

Detached cottage situated in Fistard, Port St Mary. This is an unfinished project having huge potential, priced realistically to allow for the ongoing completion of works. Some sea views.

Ground Floor

Hall



Open Plan Lounge/Dining Room/Kitchen

14'4" (4m 36cm) x 10'6" (3m 20cm) approx.



Kitchen Area

14'4" (4m 36cm) x 13'0" (3m 96cm) approx.



Bedroom 3

12'0" (3m 65cm) x 8'3" (2m 51cm) approx.

Shower Room



Bedroom 4

8'4" (2m 54cm) x 8'5" (2m 56cm) approx.



Stairs to:

First Floor

Sitting Room

24'0" (7m 31cm) x 14'4" (4m 36cm) approx.





Bedroom 1

12'4" (3m 75cm) x 10'8" (3m 25cm) approx.



Bedroom 2

11'10" (3m 60cm) x 8'8" (2m 64cm) approx.



Bathroom



Outside



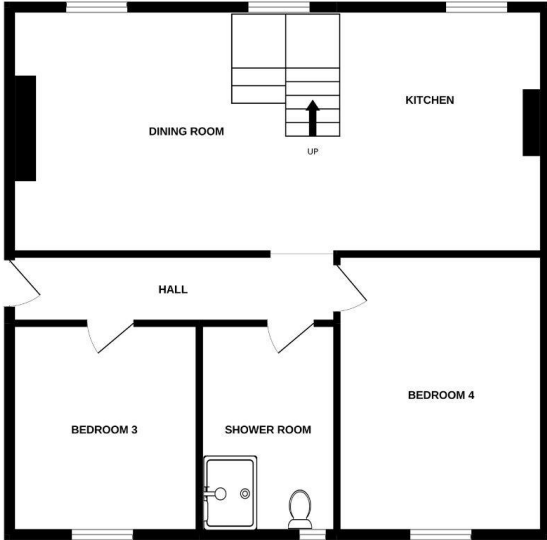
Agents Notes

SERVICES Mains water, electricity and drainage installed. central heating. **INCLUSIONS** **RATES** Rateable value £. Approx rates payable gross £ (inclusive of water rates) 2021/2022. **POSSESSION** FREEHOLD VACANT POSSESSION ON COMPLETION. **VIEWING** Strictly by appointment through the Agent, Harmony Homes. **OFFERS** Strictly through the Agent, Harmony Homes.

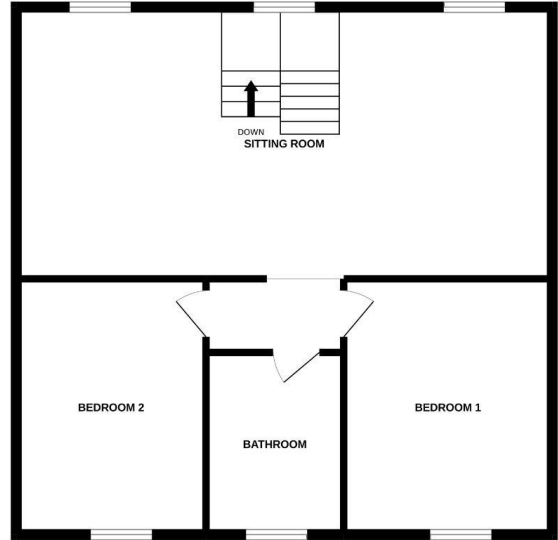
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GROUND FLOOR



1ST FLOOR



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