

# 16 Princes Street, Douglas

Ref No DDP05543



**PRICE £235,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

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[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

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- Mid-Terraced Town House
- Convenient Central Location
- Off-Road Parking to the Rear
- 2 Reception Rooms
- Modern Fitted Kitchen
- 3 Bedrooms
- Family Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating

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To the rear of the property is a spacious rear yard with direct access to a service lane. Raised flower beds. Block stone shed with power and light.



The price is to include fitted floor coverings.

### **DIRECTIONS TO PROPERTY:**

Leaving Douglas via Prospect Hill, proceed through the traffic lights onto Bucks Road and take the first left into Princes Street, where No. 16 can be found a short distance on the right hand side.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE** uPVC door with side panels and transom window opens to:-

**ENTRANCE VESTIBULE** Meter cupboard.

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**HALLWAY** Stairs to first floor. Under-stairs storage cupboard.



**LOUNGE** (13'0" x 10'7" approx.) Wall mounted gas fire. Built-in storage cupboards below window. Opening to:-



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**DINING ROOM** (12'11" x 7'5" approx.) Alcove shelving with raised cupboards above. Oak stripped flooring.



**FITTED KITCHEN** (13'10" X 7'3" approx.) Modern fitted kitchen with a good range of wall and base units with a variety of cupboards and drawers, finished with a marble effect worktop incorporating a 1½ bowl sink and drainer. Tiled walls and flooring. Integrated appliances include eye-level double oven and grill and 4-ring halogen hob with canopy extractor above. Space for fridge freezer. Plumbing for washing machine and space for tumble dryer. Wall mounted gas fired central heating boiler.



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**FIRST FLOOR**

**LANDING**

**BEDROOM 1** (12'11" x 9'5" approx.) TV and telephone points.



**BEDROOM 2** (12'1" x 8'10" approx.)

**BEDROOM 3** (9'6" x 5'10" approx.) Wood flooring. TV point.



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**BATHROOM** (9'4" x 6'4" approx.) White suite comprising jacuzzi bath with Mira shower above. Pedestal wash hand basin. WC. Fully tiled walls. Heated towel rail. Pine ceiling. Recessed downlights. Loft access.



### **SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

### **ASSESSMENT**

Rateable value £TBC

Approx Rates payable £TBC (incl. of water rates).

### **TENURE**

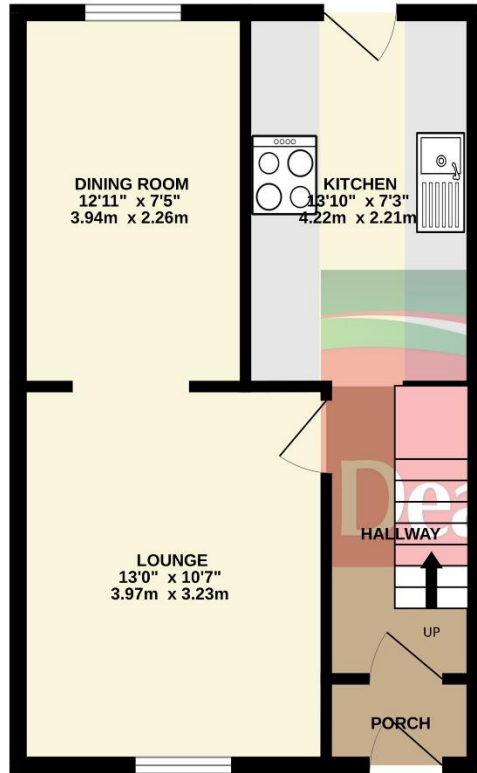
FREEHOLD

VACANT POSSESSION ON COMPLETION

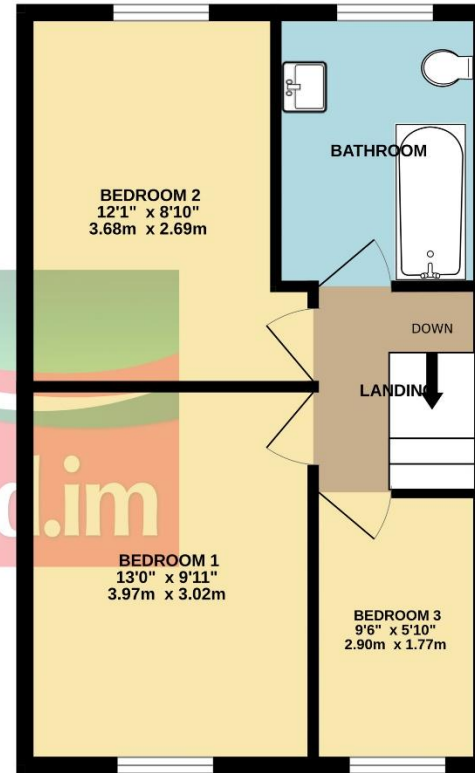
**For further details and arrangements to view, please contact the Agents.**

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GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Not to scale-for identification purposes only  
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