



35 Lezayre Park, Ramsey, IM8 2PS

Offered with no onward chain, this well-presented two-bedroom bungalow is situated in a quiet and desirable cul-de-sac close to local schools, shops, and amenities. The property features a spacious lounge with bay window, two well-proportioned bedrooms, and beautifully maintained flat gardens to both the front and rear. Benefits include off-road parking and a single garage.

£320,000

Property Overview

Property Type

Receptions

Bungalow

Bedrooms

Bathrooms

Property Details

Property Type	Bungalow	Heating	Oil Fired Central Heating
Receptions	1		uPVC Double Glazed
Bedrooms	2	Windows	Easily Maintained
Bathrooms	1	Front Garden	Patio Garden
		Rear Garden	Single
		Garage	



David Garfield

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Property Description

Accommodation

Hallway (Approx. 14'10 x 3'11)

Entered via a uPVC double glazed front door, the welcoming hallway provides access to the principal rooms of the property. A useful storage cupboard is positioned to the left, just before bedroom one, while the heating control panel is mounted outside the bathroom. Finished with carpeted flooring and a pendant ceiling light.

Lounge/Diner (Approx. 19'7 x 13'11)

A spacious and bright lounge/diner positioned to the front of the property, featuring an attractive bay window overlooking the beautifully maintained front garden. Additional uPVC double glazed windows allow plenty of natural light, while a door provides access to the kitchen. Finished with carpeted flooring and two pendant ceiling lights.

Kitchen (Approx. 14'0 x 8'0)

This bright and spacious galley-style kitchen enjoys views over the rear garden through a uPVC double glazed window and door providing external access. Fitted with a range of floor and wall-mounted units across three walls, the kitchen includes an integrated oven with bottled gas hob above, stainless steel sink and drainer, and a standalone washing machine included within the sale. There is also ample space for a freestanding fridge/freezer and a small dining table. Finished with linoleum flooring and a pendant ceiling light.

Bedroom One (Approx. 10'11 x 10'9)

A spacious double bedroom positioned to the front aspect with views over the garden through a uPVC double glazed window. Benefiting from a built-in double wardrobe, the room is finished with carpeted flooring and a pendant ceiling light.

Bedroom Two (Approx. 10'9 x 8'0)

A bright double bedroom overlooking the rear garden through a uPVC double glazed window. The room also benefits from a built-in double wardrobe, carpeted flooring, and a pendant ceiling light.

Bathroom (Approx. 8'0 x 7'8)

Positioned to the rear of the property with a uPVC double glazed frosted window, the bathroom comprises a white three-piece suite including WC, pedestal wash hand basin, and bath with mixer tap and shower attachment. A useful storage cupboard is located immediately ahead upon entering. Finished with tiled and painted walls, carpeted flooring, and a pendant ceiling light.

Single Garage (Approx. 19'0 x 9'9)

A generously sized single garage extending the depth of the property, accessed via a manual up-and-over door from the driveway and a uPVC double glazed door from the rear garden. Benefiting from lighting, power sockets, and concrete flooring.

Outside

To the front of the property is off-road parking leading to the single garage, alongside a pathway to the front entrance. The beautifully maintained front garden is mainly laid to lawn with established flower beds and a dwarf wall defining the boundary.

The rear garden is flat, beautifully maintained, and predominantly laid to lawn, with stepping stones leading from the patio area to a pond feature. Boundaries are formed by a combination of garden walling, hedging, and wire fencing, with access available to both sides of the property. Additional features include a seating area adjacent to the kitchen door and two greenhouses. Gas bottles supplying the hob are discreetly positioned beneath the kitchen window.

Rates

2026 - 2027 £ 1,433.22

Services

All main services are connected.

Oil fired central heating.

Gas bottles for the hob only.

Double glazed wooden windows throughout.

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Possession

Vacant possession will be given on completion by arrangement.

Viewing

Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves:

Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com

We look forward to being of service to you.

Cowley Groves Ramsey Team





GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



