



9 Marine Gardens, Ramsey, IM8 1EN

This 2 bedroom, 1 bathroom terraced house has been updated and decorated throughout. The kitchen/diner offers ample space for culinary creativity and wonderful views across Ramsey Bay. Each room is framed with stunning sea or hill views that provide a serene backdrop. The communal gardens with a large pond are well maintained. Within walking distance to Ramsey's

town centre, offered with no onward chain.

£319,950

Property Overview

Property Type

Receptions

Terraced

Bedrooms

Bathrooms

Property Details

Property Type	Terraced	Heating	Gas Fired Central Heating
Receptions	1	Windows	Double Glazed
Bedrooms	2	Front Garden	Communal
Bathrooms	1	Rear Garden	Communal
		Garage	Integral Single



David Garfield

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Property Description

Hallway

Entering through a aluminium double-glazed door to a long hallway which provides access to the garage, utility, WC and staircase to the first floor. A floor level storage cupboard door is located next to the WC. Ceiling light and wood effect vinyl flooring throughout.

Utility (Approx 14'2 x 7'8) Garage (Approx 7'8 x 2'11)

The integral single garage has been split into a large utility and a small garage with sufficient space for bins or shelving. The garage has an electric roller door, outside tap mounted on the wall, and linoleum flooring. The garage is finished with a wall mounted spotlight. The utility has a window with a single pane of frosted glass which provides natural light from the hallway. Along the right-hand wall are floor and wall mounted cupboards, with space under the countertop for a standalone washing machine and separate standalone tumble dryer. There is a stainless-steel sink with drainer, with a tiled splash back running the entire length of the work top. On the left-hand wall is a cupboard by the door which houses the mains electrical board for the property.

WC (Approx 5'7 x 3'5)

Located at the rear of the hallway with a white WC and round sink on top of a wooden vanity unit, there is a wall mounted mirror above. The WC is finished with a ceiling light and wood effect vinyl flooring.

First Floor

Lounge (Approx 16'11 x 10'11)

The lounge is located at the rear of the property with an enclosed balcony providing views of the rear aspect, communal gardens including the pond and to the Albert Tower. There is a aluminium, double-glazed sliding door providing access to the enclosed balcony. The lounge is finished with wood effect vinyl flooring and two ceiling lights.

Kitchen/Diner (Approx 21'10 x 10'11)

Bright, large room with fantastic views of Ramsey bay and out to Bride. Open plan kitchen/diner with floor and wall mounted cupboards to the right-hand side, with a wood effect work top. The stainless-steel sink and a half with drainer and mixer tap has cupboards beneath which is next to the standalone slim line dishwasher. To the right of the sink is a Beko 4 ring ceramic hob with extractor fan above and a low-level integrated oven below. Space for dining is at the far end of the room ensuring you can soak in the views any time of day or night. The kitchen/dining area is finished with three pendant ceiling lights, a wall light and wood effect vinyl flooring throughout.

Second Floor

Bedroom 1 (Approx 11'10 x 10'11)

Located at the rear of the property this double bedroom has a set of uPVC double glazed sliding doors providing access to the open balcony. Views from the open balcony are of the gardens, pond and up to the Albert Tower. There is a storage cupboard on your right when entering the bedroom and an en-suite bathroom on your left. The bedroom is finished with a pendant ceiling light and carpeted flooring.

En-Suite Bathroom (Approx 5'9 x 4'11)

Fitted with a white three-piece suite comprising of a corner shower with glass sliding doors, WC and a vanity unit with sink on top. Mermaid board is fitting to all walls, there are three recessed ceiling spotlights. The bathroom is finished with grey linoleum flooring.

Bedroom 2 (Approx 10'11 x 9'6)

Located at the front of the property with views of Ramsey bay and out to Bride through 3 uPVC double glazed windows. The double bedroom has a built-in triple wardrobe behind the door and is finished with a pendant ceiling light and carpeted flooring.

Bathroom (Approx 6'4 x 5'9)

Spacious main bathroom with a white three-piece suite comprising of a bath with mixer taps and shower attachment. Adjacent to the bath is a vanity unit with the sink and toilet with a hidden cistern. The walls to all sides are tiled with two walls having large mirrors. There is a radiator behind the door, extractor fan on the ceiling, 7 recessed spotlights and the bathroom is finished with wood effect vinyl flooring.

Services

Mains water, electricity, drainage and gas heating.

Management Company

£650 per annum for the upkeep of the lawned area and the road as this is leasehold with South Ramsey Management Company Limited. The property itself is freehold and you are allocated 1 share of the management company.

Rates

2025 - 2026 £TBC

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

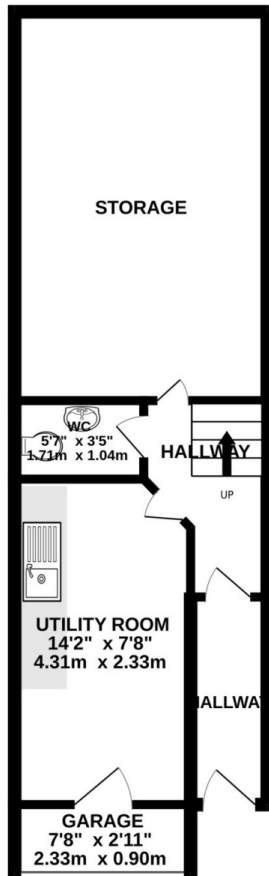
We look forward to being of service to you.

Cowley Groves Ramsey Team

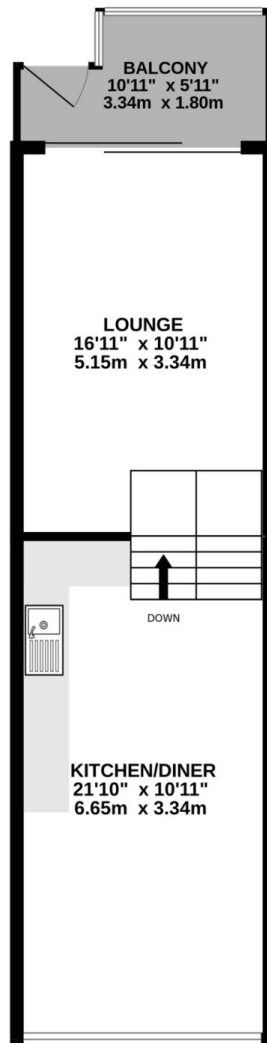




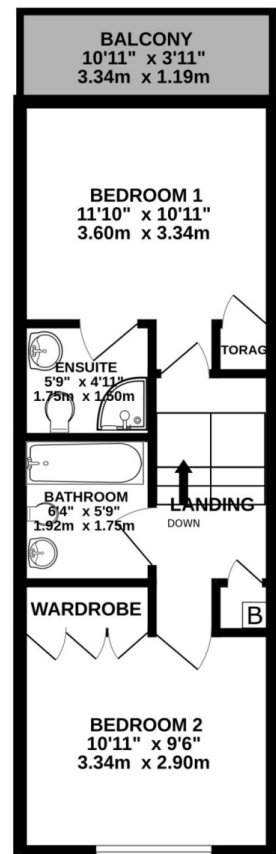
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 sq.m.) approx.

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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