



3 Queens Avenue, Douglas, IM1 4DA

Approx. 2,285sq/ft Terraced 6 Bed Townhouse in Need of Complete Renovation. Situated in a Sought After Area Within Close Proximity of Local Shops, Schools & Amenities. Easily Maintained Front Patio Area & Rear Yard.

~~£325,000~~ **£299,000**

Property Overview

Property Type	Terraced
Receptions	2
Bedrooms	6
Bathrooms	1

Property Details

Property Type	Terraced	Front Garden	Patio Garden
Receptions	2	Rear Garden	Rear Yard
Bedrooms	6		
Bathrooms	1		



Orry-James Creane

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Property Description

Accommodation

Ground Floor

- Entrance Porch (approx. 5'3 x 4'11)
- Lounge (approx. 19'8 max x 14'9)
- Dining Room (approx. 13'11 x 13'2)
- Kitchen (approx. 19'8 x 10'11)

First Floor

- Landing
- Bedroom 1 (approx. 19'8 x 17'5)
- Bedroom 2 (approx. 13'11 x 13'2)
- Bedroom 3 (approx. 11'0 x 10'11)
- Bathroom (approx. 8'8 x 7'5)
- Separate W.C. (approx. 4'5 x 3'0)

Second Floor

- Landing
- Bedroom 4 (approx. 15'7 max x 13'2)
- Bedroom 5 (approx. 13'1 x 11'10)
- Bedroom 6 (approx. 11'10 x 6'6)

Outside

To the front of the property there is an easily maintained patio garden. Dwarf walled boundaries with wrought iron railings and gate providing access to the original tiled footpath leading to the front door.

To the rear of the property there is rear yard area.

Services

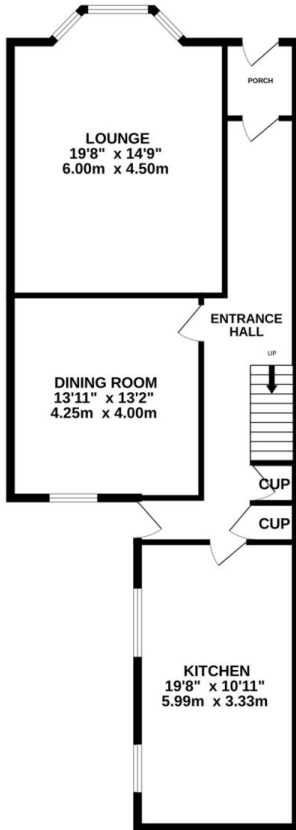
All main services are connected.

Directions

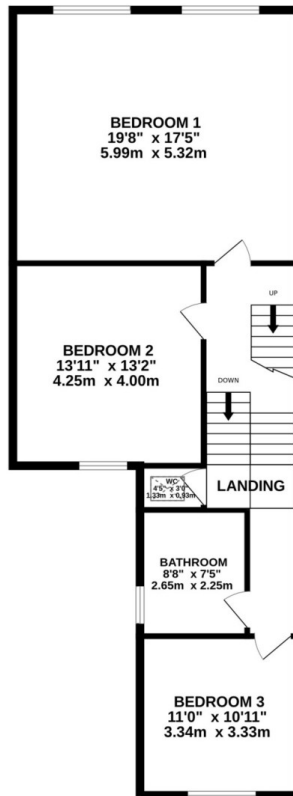
Travelling along Woodbourne Road in the direction of Bucks Road, continue past the entrances to Hilary Road and Berkeley Road. Take the next right hand turning onto Alexander Drive, followed by the second turning on the left onto Queens Terrace. Follow the one-way road round to the left and straight ahead onto Queens Avenue where number three can be found on the right hand side, clearly identified by our For Sale board.



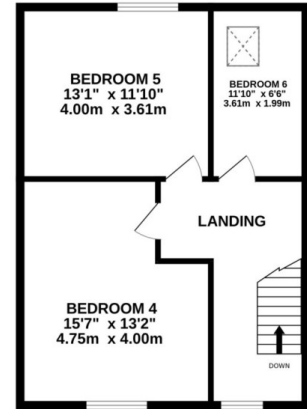
GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.3 sq.m.) approx.



2ND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.2 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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