



The Poplars, Bircham Avenue, Ramsey, IM8 2LZ

A large end of terrace property with 4 bedrooms, 2 bathrooms, requiring restoration throughout. Sat on a large corner plot with single garage and off road parking to the rear. Located in the centre of Ramsey ensuring close proximity to shops and schools. Offered with no onward chain.

£299,950 **£275,000**

Property Overview

Property Type	Semi-Detached
Receptions	3
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Semi-Detached	Cloakroom	1
Receptions	3	Heating	Oil Fired Central Heating
Bedrooms	4	Windows	Single Glazed
Bathrooms	1		Easily Maintained
En-Suites	1	Front Garden	Easily Maintained
		Rear Garden	Detached Single
		Garage	



David Garfield

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Property Description

Ground Floor

Entrance Porch

A large porch with single glazed wooden windows looking on to the front aspect of the property. A portion of the windows are stained glass as feature, this feature is continued on the door and door surround which provides access to the hallway of the property. The porch has two wall lights and finished with tiled flooring.

Hallway (Approx 17'2 x 4'11)

A spacious, wide hallway with a high ceiling, coving and picture rails above the door frames. The lounge is on your right along with the kitchen, the dining room and second living room are on the left. The hallway is finished with ceiling lights and wood effect laminate flooring throughout.

Lounge (Approx 19'8 x 17'9)

The large, spacious lounge is positioned at the front of the property with a large bay window which has single glazed wooden sash windows. on your left when entering the room is a fire place and in the far corner of the room is a storage cupboard.

Kitchen (Approx 13'9 x 13'4)

Positioned at the rear of the property with floor and wall mounted cupboards, the sink is under the single glazed wooden sash window. Access to the pantry is next to the window, with the pantry offering plenty of storage. To the left of the pantry is the 4 ring electric hob and the electric oven below. There is a breakfast bar area and a further door on your left when entering the kitchen which provides access to the utility. The kitchen has a ceiling light and wood effect vinyl flooring throughout. The pantry is finished with tiled flooring.

Utility (Approx 15'8 x 10'1)

Located at the rear of the property with a further storage room and access to the rear garden and outbuildings.

Dining Room (Approx 17'1 x 17'0)

Located on the opposite side of the hallway to the kitchen, the dining room is spacious with views on to the side aspect of the property. The room is finished with a ceiling light and carpeted flooring.

Snug (Approx 15'1 x 13'6)

On your left when entering the property, the snug has a dual aspect on to the front and side aspect of the property. The room is finished with a ceiling light and carpeted flooring.

First Floor**Landing (Approx 22'8 x 14'1)**

A large wide landing with high ceilings, with a single glazed wooden sash window looking on to the side aspect of the property. Located next to the window is a WC which also has a single glazed wooden sash window looking on the side aspect of the property. There are two ceiling lights and carpeted flooring throughout on the landing.

Bedroom 1 (Approx 19'8 x 17'9)

An extremely spacious double bedroom with a bay window with single glazed wooden sash windows looking on to the front aspect of the property. When entering the bedroom there is a door on your left hand side which provides access to the attic space of the property. There is a steep wooden staircase up in to the attic space which is boarded. The bedroom is finished with ceiling lights and carpeted flooring throughout. A door near to the bay window leads into:

En-suite Bathroom (Approx 8'4 x 7'4)

Located off bedroom 1, the en-suite has a single glazed wooden sash window providing views on to the front aspect. There is a white three piece suite in the bathroom comprising of a corner shower and WC which are on your right when entering the bathroom. Directly ahead of you is a vanity unit with three cupboards and two drawers for storage with the sink above. There is a wall mounted mirror above, the bathroom is finished with recessed ceiling lights and carpeted flooring throughout.

Bedroom 2 (Approx 17'0 x 13'2)

Spacious double bedroom with a single glazed wooden sash window providing views on to the side aspect of the property. The room is finished with a ceiling light and carpeted flooring throughout.

Bedroom 3 (Approx 15'1 x 13'2)

A further double bedroom with a single glazed wooden sash window providing views on to the side aspect of the property. The bedroom is finished with a ceiling light and carpeted flooring throughout.

Bedroom 4 (Approx)

An L shaped double bedroom with a single glazed wooden sash window providing views on to the rear aspect of the property. The bedroom is finished with a ceiling light and carpeted flooring throughout.

Bathroom (Approx 9'10 x 8'5)

The main bathroom for the property is spacious with a single glazed wooden sash window looking on to the rear aspect of the property. There is a white three piece suite comprising of a bath positioned behind the door when entering the bathroom, with a shower cubicle and wall mounted sink on the far wall of the bathroom. The bathroom is finished with wooden panelling to the walls, recessed ceiling lights on the ceiling and tiled flooring throughout.

Outside

To the front of the property is a paved garden with a brick wall for boundary which extends round to the left of the property. The rear of the property has outbuildings for storage, a WC and a single garage with up and over door. There is a private lawned area with walls for the boundary and off road parking for at least 1 vehicle.

Rates

Gross Payable: £TBC (incl. water rates) 2024 - 2025.

Directions

From Ramsey travelling along the A3 taking the first right on to Bircham Avenue. The property can be found on your left hand side easily identifiable by our For Sale board after the first left hand turn on to Bircham Avenue Close.

Services

Mains water

Mains electricity
Oil Central Heating

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 at ramsey@cowleygroves.com

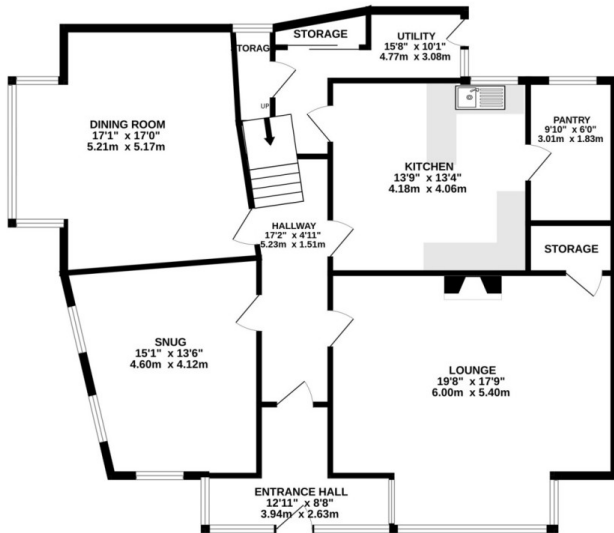
We look forward to being of service to you.

Cowley Groves Team

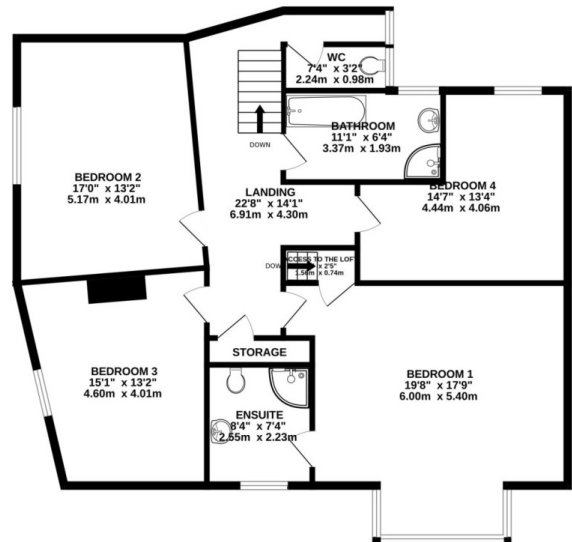




GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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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