



3 College Street, Ramsey, IM8 1JN

Deceptively spacious terraced property in the heart of Ramsey with 3 bedrooms and a bathroom. Lounge, large kitchen and separate dining room which accesses the spacious private yard. Ideal for first time buyers or investors, the property is offered with no onward chain.

£225,000

Property Overview

Property Type	Terraced
Receptions	2
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Terraced	Heating	Gas Fired Central Heating
Receptions	2		
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Rear Garden	Rear Yard



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Property Description

Porch

Lounge (Approx 16'3 x 14'1)

The lounge feels spacious and homely at the same time with the open plan feel with access to the kitchen and dining room. The lounge has a uPVC double glazed window providing views on the front aspect of the property. A large fire place with an electric fire is on the right hand wall when entering the lounge from the porch. There are 3 wall lights, a ceiling light and the room is finished with wood effect laminate flooring.

Kitchen (Approx 16'6 x 8'4)

A large, bright kitchen positioned at the rear of the property with a large Velux window and a uPVC double glazed window looking on to the private rear yard. When entering the kitchen from the lounge there is a cupboard on your right for storage and space for a standalone, full height fridge/freezer. There is a mixture of floor and wall mounted cupboards along the left and far end walls of the kitchen. On the left hand side is a low level oven with the Indesit electric hob and extractor fan above. At the far end of the kitchen is the stainless steel sink with drainer, with space below the worktop for a standalone washing machine. To the right of the washing machine is the Vaillant Gas boiler for the property. The kitchen is finished with a mixture of recessed ceiling lights, spot lights and tiled flooring.

Dining Room (Approx 8'9 x 5'9)

A bright space for entertaining with a set of uPVC double glazed doors providing access to the private rear yard. The dining room can be accessed via the lounge or the kitchen and has a Velux window to provide lots of natural light. There is a further window up high on the kitchen wall which is the window on the staircase. The dining room has a further door which accesses the rear yard, there are 2 wall lights and the room is finished with tiled flooring.

First floor landing

Bedroom 1 (Approx 14'1 x 12'1)

A large double bedroom located at the front of the property with two uPVC double glazed windows, a pendant ceiling light and carpeted flooring throughout.

Bathroom (Approx 8'6 x 6'4)

A bright bathroom with a uPVC double glazed frosted window on to the rear aspect of the property. There is a three-piece suite comprising of a pedestal sink with a wall mounted mirror above and separate light. To the right of the sink is the WC with the uPVC double glazed frosted window behind and large window ledge. The bath is along the right hand wall with a bridge faucet tap design, the shower is controller separately to the bath. The bath has mermaid board to the side and end

and is finished with a glass shower screen. The bathroom is finished with recessed ceiling lights, tiled walls and wood effect linoleum flooring throughout.

Second floor landing

Bedroom 2 (Approx 13'3 x 12'7)

A further large double bedroom located at the front of the property with two uPVC double glazed windows, a pendant ceiling light and carpeted flooring throughout.

Bedroom 3 (Approx 8'6 x 7'0)

A single bedroom with a uPVC double glazed window looking on to the rear aspect, further light is provided to the bedroom via the Velux window. The bedroom is finished with a pendant ceiling light and carpeted flooring.

Outside

The rear of the property has a spacious, private yard which is accessed from the uPVC double glazed sliding door in the dining room. The yard has a high perimeter wall and is finished with patio slabs.

Services

Mains water

Electricity

Drainage

Mains Gas

Fibre broadband

Rateable Value £TBA

Rates Payable £TBA

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

Possession Vacant possession will be given on completion by arrangement.

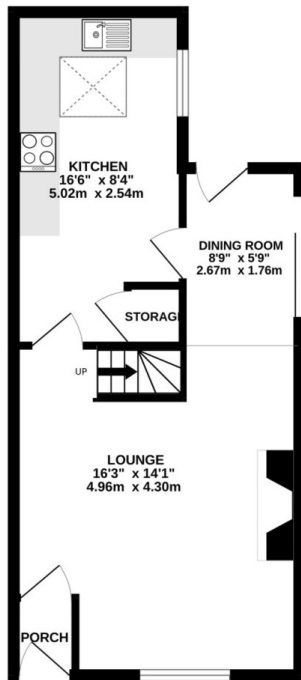
Viewing Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS

Tel: 01624 812823

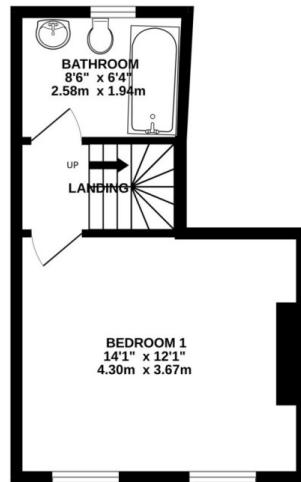




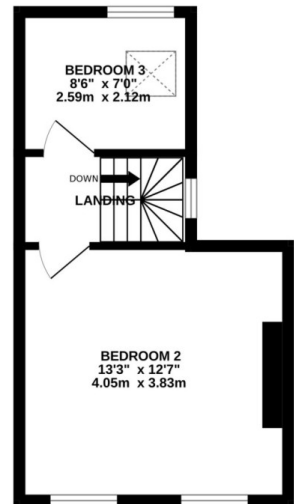
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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