



2 FAIRFIELD AVENUE ONCHAN, IM3 4BW

£249,950
FREEHOLD

A rare opportunity to acquire a cosy detached 1 Bed Bungalow sat on a generous plot including front and rear gardens and off-road parking for two vehicles. Set in a desirable location within a short walk of Onchan village centre.

Excellent opportunities to add value by extending out or upwards or with the erection of a garage, all of which are subject to obtaining the necessary permissions.

 **Plum
Properties**

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

2 FAIRFIELD AVENUE

- Detached 1 Bed Bungalow on a Generous Plot • Desirable Central Onchan Location • Lounge Diner and Fitted Kitchen • Newly Installed Contemporary Bathroom • Dual Aspect Double Bedroom • Generous Front & Mature Rear Gardens with Partial Distant Coastal Views • Driveway Offering Off-Road Parking for 2 Vehicles • Currently Tenanted, with Willingness to Extend Lease • Excellent Development Opportunity to Extend Up or Out STPP • Chain Free Property



Summary

A rare opportunity to acquire a cosy detached one Bed Bungalow sat on a generous plot including front and rear gardens and off-road parking for two vehicles. Set in a desirable location within a short walk of Onchan village centre.

Accessed through a convenient porch which leads into a wide and welcoming central Hallway that provides access to each of the rooms. The Hallway also provides access via a ladder and ceiling hatch into an excellent carpeted loft space with window, that has sufficient head height to stand upright throughout its central spine.

A well proportioned Lounge is light and bright with dual aspects to the front and side of the bungalow. A spacious fitted Kitchen looks out across a delightful and mature rear garden that is surprisingly large, with the property sold with the appliances included. A rear door leads out to a Boiler Room that also offers external access and houses an oil fired combination boiler. The Bedroom is a generous double with dual aspects. Completing the accommodation is a delightful newly fitted contemporary Bathroom with bath with shower over, wash basin, wc and attractive shower board panelling.

Externally a front driveway provides off-road parking for two vehicles and runs adjacent to an attractive low

maintenance front garden that is laid to lawn. At the rear a large secure garden is gated and fenced with mature border shrubs and plants assisting with privacy, whilst also offering partial sea views in the distance. Two garden stores ensure there is convenient storage for garden equipment.

Due to the large plot size and excellent attic space, there are various options to further develop the bungalow, each of which are subject to obtaining the relevant permissions. These include, but are not limited to extending up into the loft space, out to the rear garden as well as the creation of garage space as desired.

The property is offered for sale on a chain free basis. In addition, the bungalow is currently tenanted with a long term tenant paying a reduced market rate of £875pcm, however on the understanding that the property is well maintained. During his tenure he has installed new carpets and flooring, repaired the oil boiler and paid for a new a full Bathroom make over. The tenant is willing to continue renting the property, subject to agreeing terms.

Additional Information

- uPVC Double Glazing
- Oil Fired Combination Boiler
- Sitting Tenant Paying Reduced Rent of £875pcm
- Tenant Maintains Property and has Installed New

Bathroom, Carpets & Flooring

- Excellent Opportunity to Extend Subject to Obtaining Relevant Permissions
- Partial Distant Sea Views

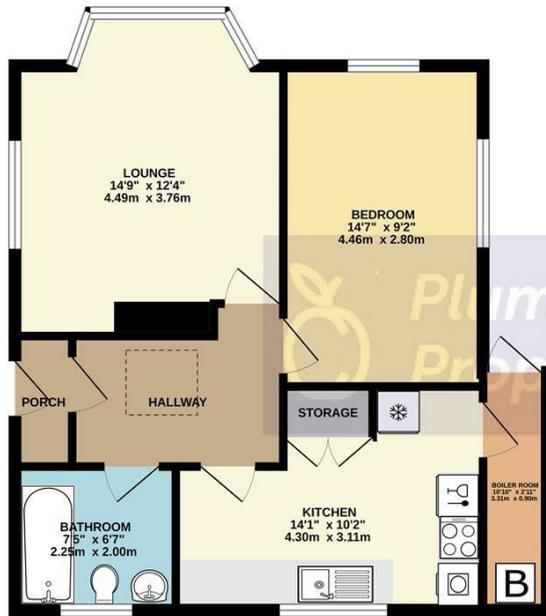
Directions

From Onchan village travel in the direction of Douglas onto Governors Road taking the right hand turning onto Wybourne Drive. Travel up the hill taking the second right turning onto Mount View Road, followed by the first left turning onto Fairfield Avenue whereby the property can be found on the right hand side identifiable by our For Sale board.

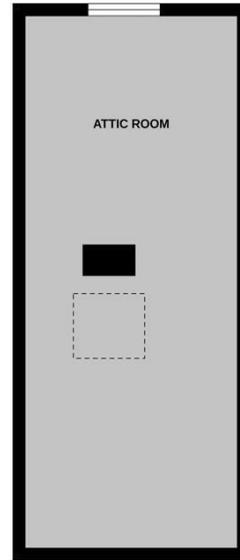
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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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T: 01624 820600
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W: www.plumproperties.im

Head Office Sales
14 Tynwald Street
Douglas
Isle Of Man
IM1 1BG

01624 820600
hello@plumproperties.im
<http://www.plumproperties.im>

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