



**1 & 2 Hillside House,  
Vernon Road, Ramsey  
£367,500**



Upon completion the properties will have a 10 year structural warranty.

Kingspan TEK Building System, Outstanding Energy Efficiency.  
Triple Glazing throughout & Underfloor heating to the ground floor,  
Quality Kitchens and Bathrooms, Contemporary doors throughout,  
Cat 5 cabling & Data points behind all TV aerial points.  
Paved off-road parking.

**Detached Spacious Property:-**

Accommodation Comprises:-

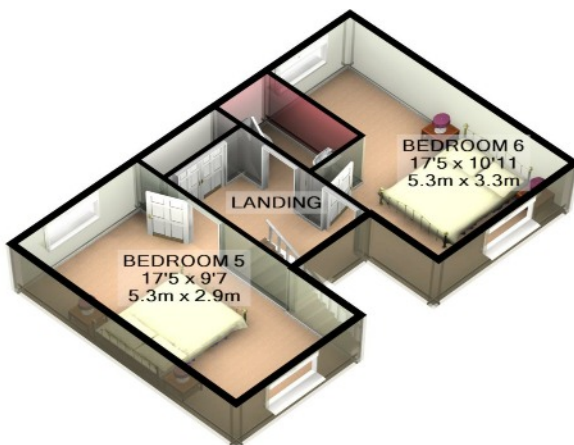
Entrance Hall, Cloakroom,  
Open Plan Lounge, Dining Room & Modern Fitted Kitchen,  
Utility Room & Integral Garage,  
6 Double Bedrooms (One En-suite)  
2 Family Bathrooms,  
Heat Recovery System. Gas Fired Central Heating.

**‘Viewing Highly Recommended to Appreciate this Quality New Build’**

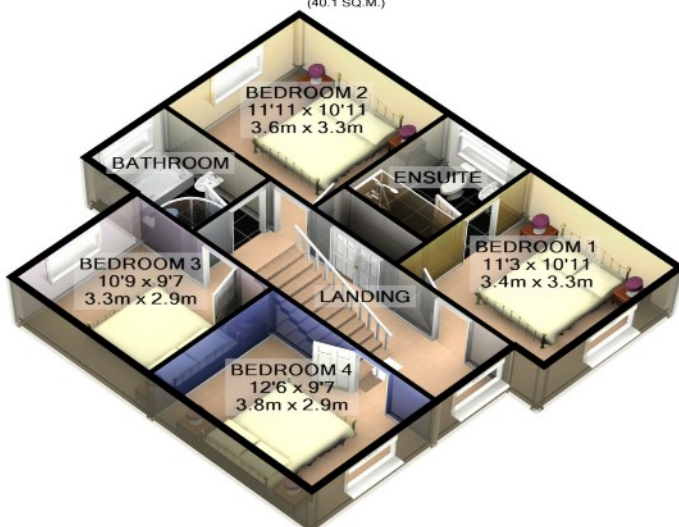
**Directions:** proceed from Parliament Square towards the Mountain Road, At the bottom of May Hill take the turning on the right into Vernon Road, where the Properties will be found on the left hand side, easily identified by our for sale boards.

**Rateable Value:** To Be Confirmed      **Rates Payable:** To Be Confirmed (Inc. Water Rates)

**Tenure:** Freehold



2ND FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1857 SQ.FT. (172.5 SQ.M.)