



**7 River Close
Auldyn Meadows
Ramsey
£225,000**



**Well Presented Terraced Property
Close to Schools and Walking Distance to Ramsey Town Centre.
NHBC Warranty in place.**

**Accommodation Comprises:
Hall, Lounge with Double Doors through to Kitchen/Diner,
Two Double Bedrooms, Family Bathroom
Rear Garden Attractively Paved with Summer House
Parking at Front of House for Two Vehicles,
Gas Central Heating
uPVC Double Glazing
Lovely Views to Mountains.**

'Ideal For Investors or First Time Buyers'

Directions: Travelling out of Ramsey via Lezayre Road, turning right into Gardeners Lane, opposite Milntown. Continue down the road and at the roundabout turn right and right into Auldyn Meadow Drive. River Close is second on the right and number 7 will be clearly identified by our 'For Sale' sign.

Rateable value: £104.00 **Rates payable:** £999.48 (Inc Water Rates)

Inclusions: to be confirmed

Services: Mains Services Connected



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

PARKING FOR 2 VEHICLES
15'2 x 13'5
4.6m x 4.1m



GROUND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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