



49 Victoria Road, Douglas

Asking Price £399,950



Unique opportunity to acquire a brand new semi detached Passive home in Douglas

Benefiting from triple glazing throughout and a heat recovery system assisting in a significant reduction in energy costs compared to the normal expenditure levels in a traditionally constructed house.

Accommodation (situated over three floors) comprises:

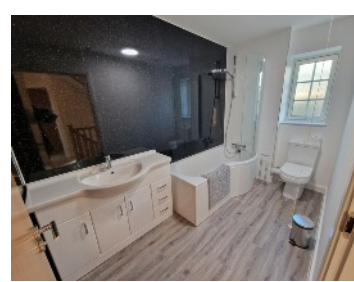
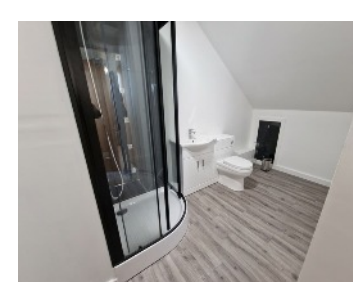
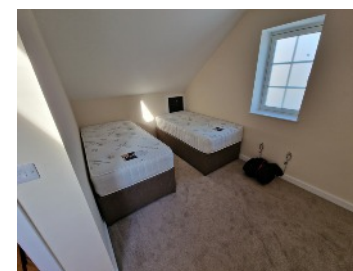
**Large Lounge Diner with access to a beautiful modern kitchen
4 Double Bedrooms, Lovely Modern family bathroom, en suite shower room and washroom (WC).**

Off road parking for 2 cars and an easy to maintain lawned gardens to front and rear

Property is suitable for cash buyers only and is offered for sale with no onward chain

The property has also been registered as tourist accommodation

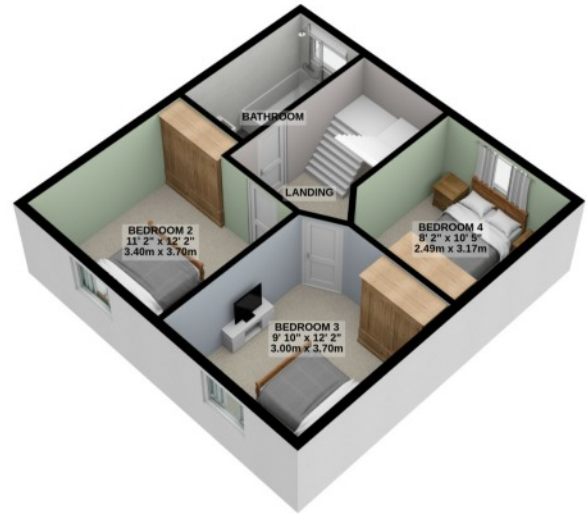
Directions: Travelling along Douglas Promenade turn left at the lights onto Broadway take a right at the next set of lights onto Victoria Road where the property can be found approx 1200 yards up Victoria Road on the left hand side clearly identified by our For Sale Board.



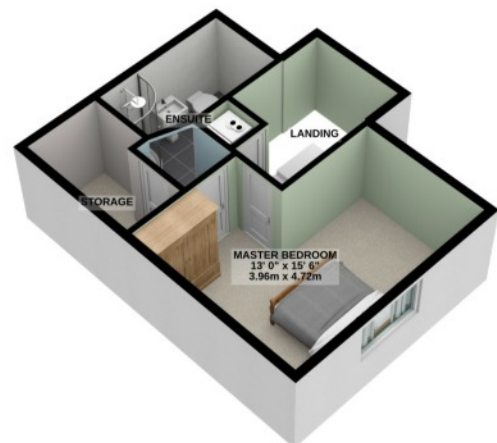
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 sq.m.) approx.

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. Made with Metropix © 2023