

**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



## OSBORNE TERRACE, DOUGLAS, ISLE OF MAN

**£299,950**

- Magnificent grand Victorian town house in need of restoration / re-development
- Very competitively priced ( Perfect project for builders / developers )
- Located in a sort after area within the islands capital
- Offers delightful coastal views & has a mature 50m front garden
- Retains lovely period features throughout
- Accommodation over 5 levels ( 5 large bedrooms )
- Planning permission approved with architecture drawing written up
- CAD Drawings produced

### Key Features

- 5
- 3
- 2

## Full Description

Carter Moon are delighted to introduce to the market this grand competitively priced Victorian town house that is perfect for re-development. Located in a very desirable area within walking distance to all amenities. Offers spacious accommodation throughout with 2 large reception rooms, kitchen & utility area, basement with cellar, 5 good sized bedrooms ( 2 with En-suite facilities ) & WC. Takes advantage to pleasant coastal & harbour views. Outside there is a 50m sunny front garden & to the rear there is a private courtyard with out buildings. Ideal builders project. The property has excellent potential for various layouts such grand family home or converted Apartment living. As the listing agent I would highly recommend an internal inspection.

Full details & measurements are as follows -

Ground floor.

ENTRANCE PORCH ( 7ft 2 - 5ft 6 )

Feature ornate cove ceiling. Original tiled flooring. Dado rail. Wide inner door with side glass slips to -

HALLWAY ( 23ft 2 - 6ft 8 )

Delightful decorative architraves & coving. Dado rail. Power sockets. Attractive staircase to upper floors. Doors to reception rooms, kitchen & utility room.

FORMAL LOUNGE ( 16ft 5 - 12ft 9 )

Feature central open fireplace. Deep cove ceiling. Multiple power points. TV connection. Large sash windows overlooking front garden. Wooden bi-folding doors leading to -

DINING ROOM ( 15ft - 11ft 9 )

Well proportioned bright & airy room with fitted storage cupboards & overhead units. Cove ceiling. Power sockets. Timber shutter window blinds. Door to -

REAR HALLWAY ( 9ft 8 - 6ft 3 )

Access to rear courtyard / out buildings. Door & stairs down to lower level / basement.

INNER HALL.

Cloaks rail.

SHOWER ROOM ( 8ft 3 - 6ft 2 )

Fitted with a double shower cubicle ( Electric power shower over ) pedestal wash hand basin & toilet. Radiator. Fan. Natural light.

KITCHEN / UTILITY ROOM ( 14ft 10 - 11ft 3 )

Fitted base units with tiled splash backs. Multiple power points. Walk-in pantry.

LOWER GROUND FLOOR / BASEMENT ( 20ft 2 - 15ft 7 )

Large brick fireplace. Power & lighting. Gate to - CELLAR ( 8ft 8 - 5ft )

First floor.

HALF LANDING

Decorative niche. Timber flooring.

BEDROOM 2 ( 14ft 10 - 11ft 6 )

Lovely arched door & feature open fireplace. Timber flooring. Skylight windows for natural light. Alcove area with shelving.

ENSUITE BATHROOM ( 11ft 5 - 6ft 10 )

Fitted with a tile surround bath ( Electric power shower over ) Vanity sink & low flush toilet. Down lighting. Shaver point. Dual aspect windows for natural light.

Main landing - Cove ceiling. Timber flooring.

BEDROOM 1 ( 18ft 8 - 13ft 10 )

Fabulous size room with ample space for stand alone furnishings. Delightful front garden aspect. Large central fireplace with Marble surround. Decorative cove ceiling. Picture rail.

2nd floor.

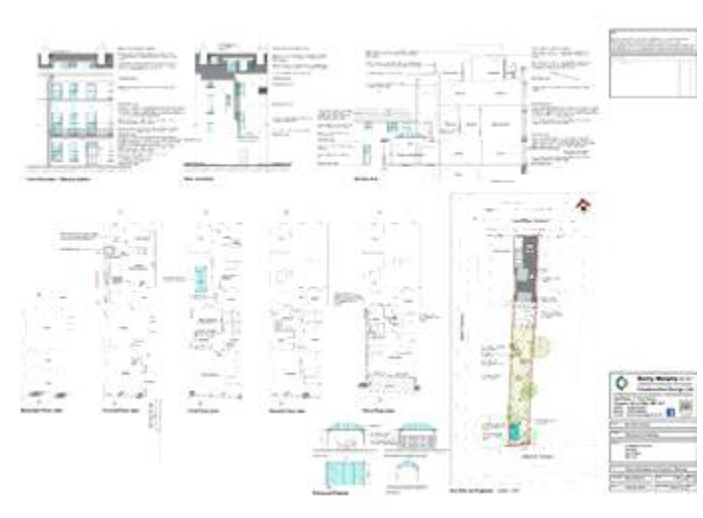
HALF LANDING - Large gable window that provides plenty of natural light.

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Fitted with a 2 piece suite comprising basin unit & toilet. Natural light.

Landing.

BEDROOM 3 ( 15ft - 12ft 8 )



<b>Tenure</b>	Freehold
<b>Floor Area</b>	
<b>Directions</b>	Heading away from Douglas Town centre up Prospect Hill & onto Bucks Road and at the traffic lights by Rosemount bear right into Windsor Road. Proceed down Windsor Road and by the Manx Museum turn left onto Albert Terrace & immediately right into Osbourne Terrace where number 2 can be clearly identified by our For Sale board on the left hand side.
<b>Viewings</b>	All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on ( 01624 ) 626123 or alternatively email - info@cartermoon.com
<b>Services</b>	All main services connected. Oil fired central heating.
<b>Possession</b>	Freehold. Vacant possession.
<b>Rates payable</b>	For all rates figures please contact the rates departments on ( 01624 ) 685661 / 696347
<b>Inclusions</b>	Vendor is leaving £10,000 worth of solid marble fire surrounds. Grant scheme in place to replace windows to the value of £9,000. Enough for all windows to the property.
<b>Please note</b>	Important points to consider. <ul style="list-style-type: none"> <li>* Planning permission completed.</li> <li>* Areas opened for structural inspection.</li> <li>* Architecture drawings</li> <li>* CAD drawings produced.</li> <li>* Scaffolding erected.</li> <li>* New CH Boiler</li> <li>* Vendor leaving £10,000 of period Marble fire surrounds.</li> <li>* Grant in place for sash windows throughout property ( £9,000 )</li> </ul>

