



**£299,950**

## 96 Bucks Road, Douglas, IM1 3AQ

5 Converted Flats in a Victorian Building with Further Potential STPP.

Situated in a Highly Convenient Location in the Centre of Douglas.

Walking Distance to the Finance Sector & Promenade. On Main Bus Route.

A superb Project Requiring Repair & Extensive Updating Throughout.

Basement - Potential for 1 More Unit Subject to Building Regs. Store Room.

Flat 1 - Hall, Lounge, Kitchen, Double Bedroom, Rear Hall & Shower Room.

Flat 2 - Hall, Lounge/ Kitchenette, Small Double Bedroom & Shower Room.

Flat 3 - Hall, Lounge, Kitchen, Double Bedroom & Shower Room.

Flat 4 - Hall, Lounge, Kitchen - Sea Views, Double Bedroom & Shower Room.

Flat 5 - Hall, Lounge, Kitchen, Double Bedroom & Shower Room.

Recently Serviced Fire Alarm. PIR Lighting to Communal Areas. Small Frontage.

**\* SUITABLE FOR CASH BUYERS ONLY \***

## DIRECTIONS

From Victoria Street in Douglas Town centre travel up onto Prospect Hill, continuing through the traffic lights and on to Bucks Road. Number 96 will be found a short distance along on the right hand side just after the entrance to Christian Road and the last terrace of shops.

## OVERVIEW

The property has been in family ownership for many years and presents a development opportunity to the right applicant. Currently configured as 5 self contained flats with additional basement rooms. The majority of the windows are original wooden sash and some original decorative features remain. The flats currently have electric showers and immersion heaters/ electric water heaters to the sinks. Central heating is not installed. There is a fully functioning fire alarm system and all flats are fitted with fire doors. Flats to the rear enjoy a sea view across the neighbouring properties.

## Configuration

Please see the floor plan for the current configuration.

## OUTSIDE

To the rear of the property is an enclosed yard with gated access to the rear service lane, accessed via a basement store room with light and power along with an original stone sink.

**Services** All mains services are installed.

## Inclusions

**Tenure** Freehold

**Rateable Value** For further information please contact the rates department on (01624) 685661.

**Viewings** Strictly by appointment with Quayles Online Estate Agency.

## FLOOR PLANS



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 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 accuracy of the measurements has not been tested and no guarantee as to their operability or efficiency can be given.

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